



R5-03-A-F-71

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LETTER OF TRANSMITTAL

TO: Deborah Orr
EPA - Region V
77 West Jackson Blvd (SE-4J)
Chicago, IL 60604-3511

DATE: March 18, 2003

RECEIVED

PROJECT NO:
REGARDING: US EPA Grant Application

MAR 19 2003

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WE ARE SENDING YOU:

Please find enclosed one copy of the City of Reading, Ohio's Final/Step 2 Grant application.

THESE ARE TRANSMITTED AS CHECKED BELOW:

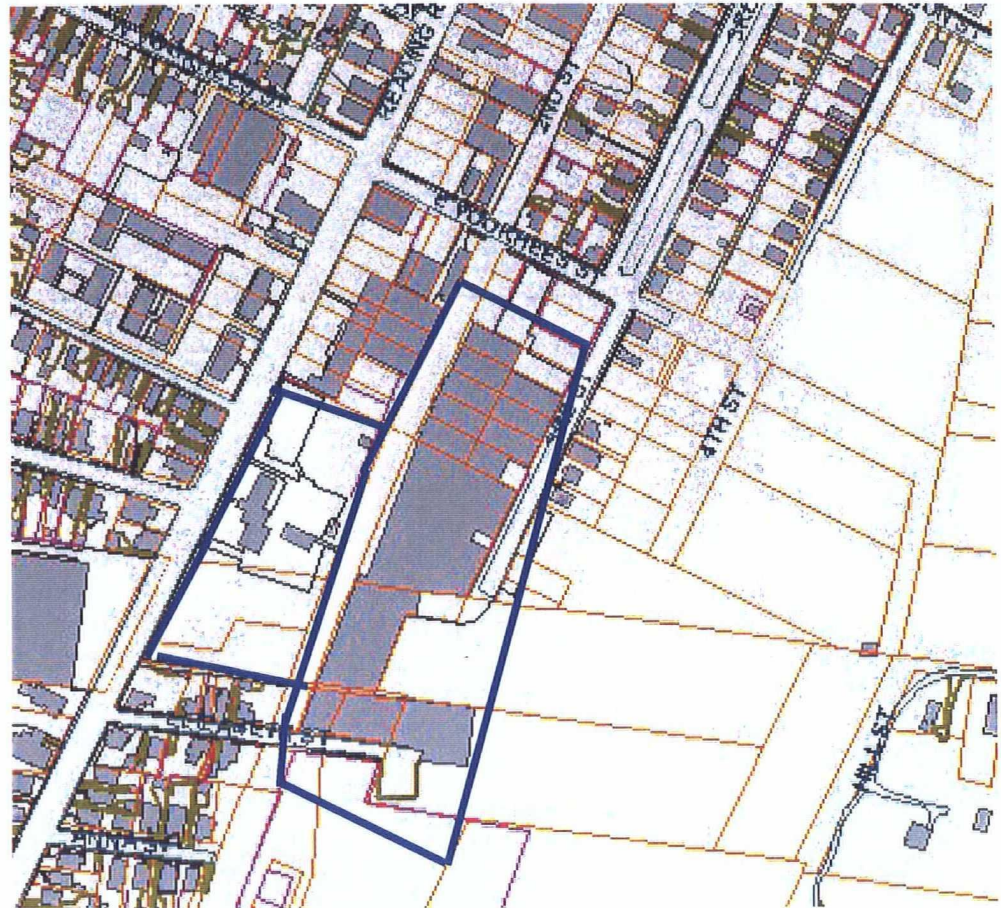
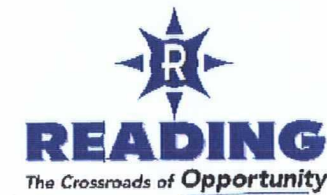
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COMMENTS:

Signed: Betsy Bone

cc:



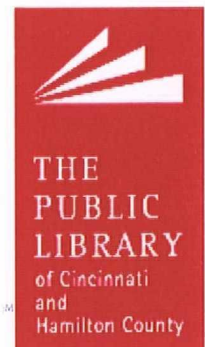
The City of Reading, Ohio

**US EPA Brownfields Assessment Grant Fund
FINAL/STEP 2 Application**

Reading Road Redevelopment Project

**Assessment of the VSI and
Former Nivison-Weiskopf
Glass and Box Plant Properties
Located at 8740 Reading Avenue and
601 Third Street, Reading, Ohio**

In partnership with:



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TIMOTHY L. HOERST
Safety-Service Director
DAVID T. STEVENSON
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March 18, 2003

Ms. Debra Orr
US EPA Region V
77 West Jackson Boulevard (SE-4J)
Chicago, IL 60604-3507

Myra Blakely
US EPA Headquarters
1200 Pennsylvania Avenue, NW (MC5105T)
Washington, DC 20460

**RE: Cover Letter/Executive Summary for the City of Reading, Ohio, US EPA
Final/Step 2 Application for the Reading Road Redevelopment Project**

Dear US EPA Representatives:

Thank you for the opportunity to submit our Final/Step 2 Application for a US EPA Brownfields Assessment Grant. Please find our Step 2 Application enclosed with this letter.

The City is applying for funding in order to conduct environmental assessment, remedial planning and design, and community involvement activities for the Reading Road Redevelopment Project. The project consists of two brownfield properties, the 14.7-acre former Nilvion-Weiskopf Glass and Box Manufacturing Plant, located at 601 Third Street, and the 3.4-acre Vlox Services, Inc. (VSI) property, located at 8740 Reading Road.

Why Select the City of Reading for US EPA Assessment Funds?

1. **Need for Funds:** Without US EPA funds, the City cannot complete the necessary environmental assessments, cleanup plans, and community involvement necessary to make the project successful. The effect on Reading's tax base from recent economic decline has been staggering, and the City is yet to recoup the loss of \$500,000 per year in withholding taxes, or seventeen percent of the City's total average withholding earnings that occurred when a major employer moved 500 high-paying scientific research jobs out of state between 1995 and 1998. Reading has no available funding to conduct the activities necessary to prepare for cleanup and redevelopment of the properties.

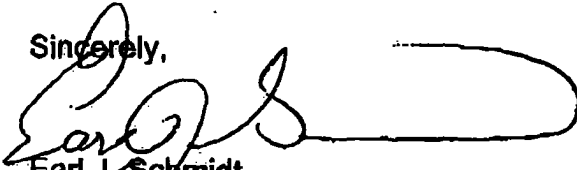
2. **Bona Fide Prospective Purchasers In Place for Redevelopment:** Both the Library of Cincinnati and Hamilton County, and the City of Reading, are preparing to be Bona Fide Prospective Purchasers of the two brownfields. The Library has already committed \$500,000 for the acquisition of the 3.4-acre VSI property, and has allocated \$2.7 million for construction. The planned new facility will benefit many neighboring communities, and has a proposed circulation of 450,000 per year. The City of Reading is also preparing to be a Bona Fide Prospective Purchaser of the 14.7-acre Nivison-Weiskopf Box Plant, and will help provide for the expansion and/or redevelopment on the property by the Patheon Pharmaceuticals, Inc., Girindus America, and the University of Cincinnati Genome Research Institute, three local biomedical research companies.
3. **Economic Benefit of Funding:** Estimates of the impact of redevelopment of both properties will help stabilize the City of Reading's eroding tax base. According to Irwin Simon, Director of Business Operations at the U.C. Genome Research Institute, redevelopment of the Nivison-Weiskopf property could easily accommodate a \$50 million building with 100,000 square feet of laboratory and office space. In turn, this would generate 300-400 new research and support jobs resulting in an annual payroll of \$15-\$20 million. Other related activities which supply materials and services to biotech centers could easily double these impact numbers, and in fact, a 1999 Economic Impact Study conducted by the U.C. Medical School indicated that the economic multiplier for the region is three times direct payroll.
4. **Leveraged Financial Partnerships:** The City has partnered with Hamilton County Development Corporation (HCDC), VSI, and the Reading Community Improvement Corporation (CIC) to ensure successful assessment and redevelopment of the property. HCDC, VSI and Reading CIC all participated equally in the cost to complete an Ohio VAP Phase I Environmental Site Assessment. These partners have signed a Memorandum of Understanding about their roles in ensuring the Library can locate at the VSI property.
5. **Environmental Health and Safety Benefit for Residents:** Funds will help the City assess and write remedial plans for activities to make the sites environmentally clean. Since both sites have a century-old history as a former glass and box plant, there are many potential environmental concerns. Environmental screening investigations found free product in groundwater samples, as well as Trichloroethylene (TCE) on the VSI property. Soil samples showed elevated levels of Total Petroleum Hydrocarbons on the VSI property. Assessment dollars will help the City determine the extent of environmental concern, and allow the City to apply for other state and federal funds for cleanup, and demolition of both properties.
6. **Realization of Regional Planning and Redevelopment Goals:** The community will benefit by retaining a branch library along the Reading Road Corridor, which has been targeted for revitalization. It will also help attract new industry, particularly biotechnology firms, to Reading. These goals were high priorities established in three recent City of Reading plans: 1) the September 1996 City of Reading Economic Development NGT Plan; 2) the April 1999 Reading Road Urban Renewal Plan, and; 3) the March 2001 City of Reading Community Marketing Plan.
7. **Strong Community Support for the Project:** Two public meetings were held in support of the application on December 3 and March 11, 2003. Over 175 signatures were collected in a petition in support of the project for the initial application and over sixty people signed-out the application prior to the public meeting from the Reading Public Library and City Hall. Support documents from the Reading Community Schools, Reading Business Roundtable, Reading Community Advisory Council (a local environmental group), Reading Chamber of Commerce, Hamilton County Development Company, Reading Blue Ribbon Committee, Reading Chapter of the Knights of St. John, Reading Career Firefighters Local #1717, University of Cincinnati Genome Research Institute, Reading Community Improvement Corporation, Reading Kiwanis

and the Reading Democrat Club show broad-based community support for the application.

8. **Special Factors:** The City of Reading is a State of Ohio Enterprise Zone Community, a locally designated Urban Renewal Area and Community Reinvestment Act Area, and a small community with a population of 11,000.

Please do not hesitate to call me with any questions regarding this application at 513-733-3725.

Sincerely,



Earl J. Schmidt
Mayor, City of Reading

Final/Step 2 Proposal for US EPA Brownfields Funding

Project: Reading Road Redevelopment Project- Assessment of the Viox Services, Inc. (VSI) and Nivison-Weiskopf Former Glass and Box Plant Manufacturing Properties
Applicant: The City of Reading, Ohio

Assessment Grant Proposal Budget

Below are two separate budgets, one for environmental assessment of petroleum wastes, a second for the assessment of hazardous wastes. We are including \$155,000 in the contractual category to procure an environmental consultant with an Ohio Voluntary Action Program Certified Professional to conduct a VAP compliant Phase I and II on the Nivison-Weiskopf property and a Phase II on the Viox Services, Inc. (VSI) parcel. (A VAP compliant Phase I has been completed on the VSI site, which was paid for jointly by Hamilton County Development Co (HCDC), VSI, and Reading Community Improvement Corporation (CIC) for a cost of \$3300.) We are also requesting \$14,000 for community outreach, which will include public meetings and a newsletter for education and involvement at the inception of the project and at the completion of Phase I and Phase II activities. We have requested \$25,000 to prepare a remedial action plan necessary to apply for subsequent funding for potential cleanup necessary to make the project sites viable and to author a site health and safety plan/Quality Assurance Program Plan required by US EPA for assessment activities. The City intends to apply for US EPA Cleanup grants, and/or Clean Ohio Revitalization Fund grants in subsequent years for acquisition demolition, and remediation. Additionally we have requested \$6,000 to assist the City cover its cost of staff required to coordinate, administer, and provide quarterly reporting and oversight of the implementation of the grant.

Budget 1 – Assessment of Petroleum Wastes				
	Project Tasks			
Budget Categories	VAP Phase I and II Assessment	Community Involvement	Remedial Planning and Design	Administration-Implementation
Personnel				\$6,000
Contractual	\$155,000 ✓	\$14,000	\$25,000	
Total	\$155,000	\$14,000	\$25,000	\$6,000

Budget 2 – Assessment of Hazardous Wastes				
	Project Tasks			
Budget Categories	VAP Phase I and II Assessment	Community Involvement	Remedial Planning and Design	Administration-Implementation
Personnel				\$6,000
Contractual	\$155,000 ✓	\$14,000	\$25,000	
Total	\$155,000	\$14,000	\$25,000	\$6,000

Assessment Grant Ranking Criteria:

A. Sustainable Reuse of Brownfields/Development Potential

- 1. Vision for Sustainable Reuse:** Funds are being requested to help the City implement its vision for the environmental assessment, remedial planning and design and community involvement necessary to implement a sustainable reuse program. Our goal is to protect the environment and revitalize the project area and community. The City will apply for additional state and federal funding for cleanup and acquisition of the Nivison-Weiskopf property and cleanup of the VSI property through the Clean Ohio Revitalization Fund, and additional US EPA Cleanup Grants. For the 3.4-acre VSI property, which is impaired with petroleum issues, a branch library is proposed by the Public Library of Cincinnati and Hamilton County for sustainable redevelopment of the property. For the 14.7-acre Nivison-Weiskopf property, which is complicated with potential hazardous issues, redevelopment is planned for a biotechnology research complex where local biotechnology research firms have an active interest in expanding their facilities under Statewide programs (Ohio's Third Frontier Program) to create a facility for high-paying jobs that will stimulate Reading's economic revitalization. Reading's program for community involvement will leverage the existing support of the following community organizations: Reading Chamber of Commerce, Reading Blue Ribbon Committee, Reading Business Roundtable and the Reading Community Improvement Corporation. These organizations support the vision for sustainable reuse including: 1) capitalizing on expanding the recently-established biotechnology partnership between the University of Cincinnati Genome Research Institute, Patheon Pharmaceuticals, Inc. (formerly Aventis), and Girindus America, 2) targeting high tax-generating businesses such as technology and research based sectors to the project, 3) revitalizing the Reading Road Corridor, and 4) retaining a branch library. The City will also evaluate using the United States Green Building Council's Checklist for sustainable redevelopment, and the potential to integrate practices from the Leadership in Energy and Environmental Design (LEED Certification) to significantly reduce or eliminate the negative impact of buildings on the environment.

- 2. How the redevelopment plan will integrate the overall community redevelopment plan:** Both properties targeted for funds are located within the City limits and within a State-designated Enterprise Zone. The properties are located on the Reading Road Corridor, a City-designated Community Reinvestment Area and City-designated Urban Renewal Area. The community will benefit by retaining a branch library, attracting additional biotechnology firms, and revitalizing the Reading Road Corridor. These are stated priority goals in three recent City of Reading plans: 1) the September 1996 City of Reading Economic Development NGT Plan, 2) the April 1999 Reading Road Urban Renewal Plan, and 3) the March 2001 City of Reading Community Marketing Plan. The Reading CIC, Reading Business Roundtable, (a consortium of the City's top business CEOs), and the Reading Blue Ribbon Committee, (a group of smaller businesses, residents and school representatives), supported and helped finance the City's three redevelopment plans, and now support the Step 2 proposals which will help facilitate the retention of a branch library and attraction of additional biotechnology firms to the City. It is anticipated that redevelopment of the 14.7-acre Nivison-Weiskopf site will result in the attraction of approximately 100,000 square feet of usable laboratory and office space to expand Reading's existing contiguous biotechnology hub. Additionally, the site is included in Hamilton County Development Company's Urban Land Assembly Program, which identifies properties that have documented or suspected contamination.
- 3. How the project will stimulate economic development:** Between 1995 and 1998, Reading's largest employer, Hoechst Marion Roussel, now Patheon Pharmaceuticals, Inc. relocated 600 high-paying research and development jobs out of state. The affect on Reading's tax base was devastating, resulting in a loss of \$500,000 per year in withholding taxes, or seventeen percent of the City's total average withholding earnings. Because they no longer need the facility, VSI, the owner of the smaller 3.4-acre parcel has agreed to sell the property to the Public Library of Cincinnati and Hamilton County (Library) for the construction of a larger, much needed branch facility that will serve Reading and nearby communities. The second site being considered for environmental assessment is the adjoining 14.7-acre Nivison-Weiskopf property. Estimates for the redevelopment of this site include the potential for buildings with 100,000 square feet of usable laboratory and office space. The property is contiguous to an emerging biomedical hub comprised of Patheon Pharmaceuticals, Inc., the new University of Cincinnati Genome Research Institute, and Girindus America. According to Irwin Simon, Director of Business Operations at the University of Cincinnati Genome Research Institute, redevelopment of the Nivison-Weiskopf property could easily accommodate a \$50 million building with 100,000 square feet of laboratory and office space. In turn, this would generate 300-400 new research and support jobs resulting in an annual payroll of \$15-\$20 million.

Other related activities which supply materials and services to biotech centers could easily double these impact numbers, and in fact, a 1999 Economic Impact Study conducted by the U.C. Medical School indicated that the economic multiplier for the region is three times direct payroll.

B. Reduction of Threats to Human Health and the Environment

How funds will be used to identify/reduce threats to human health and the environment from exposure to hazardous substances or petroleum:

Site 1 (VSI): It was the City's original intent to apply for a US EPA grant for cleanup of the 3.4-acre VSI property. However, review of earlier assessments completed to date on the VSI property indicated that there was not enough confidence in the data collected to write a compliant remedial action work plan for remedy. Because data collected in these screenings indicated elevated levels of Total Petroleum Hydrocarbons (TPH) in soil and Tichloroethylene (TCE) and TPH in groundwater, the City could not apply in confidence for assessment dollars in the "hazardous wastes commingled with petroleum" category. There is the potential that the data may show areas of petroleum only contamination and due to a lack of confidence in the original data, the City is also applying for assessment funds for petroleum only wastes. Based on that fact, it is the City's intent to use funds to complete an Ohio Voluntary Action Program Phase II Environmental Site Assessment and Remedial Action Plan necessary to identify and reduce the threat to human health and the environment and make sure the site is environmentally clean. The VSI site has a century-old history as a former glass and box plant and has many potential environmental concerns. Environmental screening investigations found free product in groundwater samples, as well as (TCE). Soil samples showed elevated levels of Total Petroleum Hydrocarbons. Assessment dollars will help the City determine the extent of environmental concern, as well as prepare for funds from state and federal programs for cleanup, demolition and acquisition.

Ownership: In 1994, the City of Reading purchased 3.49 acres fronting Reading Rd. from Nivison-Weiskopf Co (shown in blue and labeled VSI on the map to the left). The City conducted its own due diligence at that time, and studies conducted found no evidence of environmental concerns. Nivison-Weiskopf retained ownership of the remaining 14.79 acres (shown in red and labelled N-W on the map to the left). In May 1996, VSI expressed interest in purchasing the 3.49-acre property which the City had acquired. VSI conducted its due diligence as part of the acquisition process on the 3.49-acres. VSI's environmental studies indicated the potential for petroleum contamination on the southern boundary of the property, from two sources, a potential railroad spill, and also from petroleum operations used at the facility during its use as a glass and box manufacturing plant, prior to the City's purchase. Because of these environmental concerns, in May 1996, the City conveyed 0.43-acre of the original 3.49-acre property that was unwanted by VSI to the Reading Community Improvement Corporation (CIC), which is the economic development agent for the City. This area is shown in green and is labeled VSI on the map to the left. At the same time, the City sold the remaining 3.05 acres to VSI for expansion of their headquarters, which are located at 15 W. Voorhees St. across the street from the site. VSI is one of Reading's largest businesses, employing approximately 290 people. Although VSI originally purchased the 8740 Reading Road property to construct additional offices, they have since abandoned these plans, and are currently using the building on the site for storage of their landscape equipment, vehicles, and facility maintenance supplies (including electrical conduit). Because they no longer need the facility, they have agreed to sell the property to the Public Library of Cincinnati and Hamilton County (Library) for the construction of a larger, much needed branch facility that will serve Reading and nearby communities. The City and the CIC have not caused or contributed to suspect environmental concerns at the VSI property, and have prevented any environmental impact to the property.



Site 2: (Nivison-Weiskopf): The 14.7-acre Nivison-Weiskopf property is located upgradient of the VSI property to the east. The facility is owned by Joseph Heiman, who included a letter of support in the initial application providing access for environmental assessment activities. The facility has a century-old history as a glass and box manufacturing plant. Recently the Ohio Pension Board conducted environmental assessments which were not made available to the City. The purpose of the assessments were to determine if there were any funds that could be recovered from the acquisition of the property to pay into the pensions of former employees of the facility. These assessments indicated the potential for environmental concern and the Pension Board waived their first right of purchase of the property because of potential environmental liabilities associated with the property. It is the City's intent to conduct a Phase I and Phase II Environmental Site Assessment compliant with the Ohio Voluntary Action Program.

- 2. How, by conducting activities planned, impacts to the environment will occur or be mitigated:** All activities conducted will be done under a Health and Safety Plan (HSP) and Quality Assurance Program Plan (QAPP) approved by US EPA and the Ohio Environmental Protection Agency. Ohio EPA has already partnered with the City to offer technical assistance and their Site Investigation Field Unit during the environmental assessment of the project. The City intends to conduct all environmental investigations under the direction of an Ohio Voluntary Action Program Certified Professional, who will ensure that the investigation will not impact the environment and who will comply fully with the HSP and QAPP during assessment activities.
- 3. Describe sensitive populations in the community surrounding the target area and sites:** Four of Reading's ten census tract block groups have between 45% and 78% low and moderate income households (using Community Development Block Grant statistics). The VSI and Nivison-Weiskopf sites are located in these low and moderate income block groups. According to the 2000 census, the City of Reading's median household income is \$39,140, less than the median household income for Hamilton County (\$41,000).
- 4. How funds will be used to identify/reduce threats to the health and welfare of these sensitive populations:** Completion of Phase I and II Environmental Site Assessments will help the City identify and reduce environmental threats to sensitive populations. The Nivison-Weiskopf property has potential soil and groundwater environmental concerns from a history of commercial and industrial use and location in the Mill Creek Industrial Valley. The VSI property has many threats to residential properties that border the property. Environmental concerns include potentially PCB-containing pad-mounted and pole-mounted transformers, TCE in groundwater, petroleum contamination on the southern portion of the property from former Above Ground Storage Tanks (ASTs) and Underground Storage

Tanks (USTs) or a railroad spill from the adjacent eastern tracks, the observance of ash/cinders on the property, century old use from prior industrial operations, and asbestos containing materials. Earlier environmental testing conducted at the VSI property indicated the presence of elevated TPH in soils associated with the ASTs and USTs on the property. One boring had petroleum free product on the surface of the water table, and the free product in groundwater did not appear to be related to known on-site activities. Trichlorethylene (TCE) above the MCL was reported in one groundwater sample. There is also a large transformer station located on the eastern central portion of the property. Residential properties border the property and are directly adjacent on the west and south boundaries.

5. **Describe relationship with state environmental authority and/or local public health department to ensure that public health issues are considered during the redevelopment process:** The Ohio EPA Voluntary Action Program and Site Field Investigation Unit (SIFU) staff visited the property in support of the initial application and provided an earlier letter of support. Reading will be able to offset some of the Phase II Assessment costs by using Ohio EPA's SIFU unit. Ohio EPA has offered to act as an advisory to ensure that public health issues are considered during all phases of the project.

D. Reuse of Existing Infrastructure

1. **Describe whether the project will use existing infrastructure (e.g. public transportation, utilities, and buildings) or required its expansion:** The project will utilize existing infrastructure at the site, as well as leverage recent City infrastructure projects which have been funded primarily by state grants, as part of its overall redevelopment plan. A \$1.6 million state-of-the art traffic signalization system was just installed along Reading Road and other major thoroughfares in the City resulting in more efficient traffic flow and improved aesthetics. Additionally, the City just completed the \$549,000 Southern Avenue Storm Sewer Project which is located across the street from the properties. The City recently completed a \$20,000 comprehensive storm sewer-mapping project for the Reading Road Corridor. Within the next six months, the Ohio Department of Transportation will repave Reading Road in the City of Reading. The local electric company, Cinergy, recently replaced all of the gas lines along Reading Road. The City has retained an engineering/architectural firm to develop construction documents for the \$3.75 million Reading Road Streetscaping Program featuring pedestrian areas, sidewalks, parking, banners, decorative lighting, signage, landscaping, street trees, and street furnishings including benches and trash receptacles. Reuse of the existing buildings is unlikely. The City and the Reading Fire Department have sent many letters and have met numerous times with the owner of the Nivison-Weiskopf property regarding many health and safety and fire violations at the property. (Correspondence documenting the state of

disrepair of the building and violations of local health and safety and fire codes is included as Attachment A).

2. **Describe whether the project will encourage the development or redevelopment of properties with existing infrastructure and describe the infrastructure that may be used:** The project will encourage the use of existing infrastructure on the property, including electric power, water, gas and telephone utilities, streetscape sidewalks, and sewers. The expansion of the Nivison-Weiskopf facility utilities and infrastructure may require additional redevelopment and expansion of existing necessary utilities, based on a proposed end use as a biomedical research facility.

E. Greenspace/ Open Space

1. **Creation, preservation, or addition to a park, greenway, undeveloped property, recreational property, or other property used for non-profit purposes:** The City is reusing brownfields to prevent the use of greenspace for redevelopment. At the same time reuse of these properties will provide connections with local greenspace resources. Voorhees Park is located one block away from the proposed library. The park is currently undergoing a \$325,000 rehabilitation including installation of new play equipment, a second pavilion, expanded parking and a walking path. The Mill Creek Walking Trail, a one mile trail connecting major residential areas of the City, is located eight short blocks from the proposed library site at the intersection of Southern Avenue and Koehler Avenue along the historic Mill Creek. The redevelopment of the VSI property as the branch library will include outdoor seating areas and attractive landscaping that is well suited to the surrounding environment.

2. **Integration of Efforts to Improve/Redevelop Brownfields:**
The Reading Blue Ribbon Committee was established by the City of Reading and Reading Chamber of Commerce in January 1997 to work with the City and Chamber to implement a comprehensive economic development program for the City. The Committee, which meets on a monthly basis, is comprised of representatives from the public and private sectors, residential community and schools. The major goal of the Committee is to help implement the recommendations outlined in the 1996 Economic Development Nominal Group Technique Summary of Results, including:

- Recruitment of new businesses with high paying jobs to increase the tax base
- Acquisition and redevelopment of the Nivison-Weiskopf property
- Revitalization of the Reading Road Corridor
- Retention/expansion of the branch library.

Given the fact that funding of the City's Step Two Brownfields Grant proposals will support the above goals, at their December 4, 2002 and March 5, 2003 meeting, the Blue Ribbon Committee unanimously voted to support

the City's applications. (A copy of the meeting minutes and a current membership roster is as Attachment B).

The Reading Business Roundtable was formed in August 1997 as a consortium of the City of Reading's seven largest employers, and staff from the City, Chamber of Commerce and Reading Community City Schools. The Roundtable meets quarterly to discuss the City's current efforts in the area of economic development and to offer the City suggestions and human and financial support to implement an effective local economic development program. Recently the Roundtable funded the development and implementation of the March 2001 City of Reading Community Marketing Plan which recommends:

- Reading should capitalize on expanding the recently established biotechnology partnership between the University of Cincinnati Genome Research Institute, Patheon Pharmaceuticals, Inc. (formerly Aventis), and Girindus America.
- Reading should target high tax-generating businesses such as technology and research based sectors.
- Reading's web page should be redesigned and expanded to provide valuable economic development information to existing and prospective new businesses.

At their February 19, 2003 meeting the Roundtable developed key messages for the City's Crossroads of Opportunity marketing program including establishing Reading as a "Bio-Tech Valley".

At their November 20, 2002 and February 19, 2003 meetings, The Business Roundtable thoroughly discussed the City's proposed Step Two Brownfields Grant proposals, and the benefit that both proposals would have in retaining a library in Reading, revitalizing the Reading Road Corridor, and expanding Reading's biotech niche. At both meetings the members voted unanimously to support the City's pre-applications and applications. (Meeting minutes and a current membership roster is included as Attachment C).

The Roundtable is also sponsoring update of the City's web page which will include a section on the library expansion and opportunities for growth of Reading's biotech industry. (A copy of the outline for the City's web site, which will include a link for community involvement on the US EPA grant is included in Attachment D).

The Reading Community Improvement Corporation (CIC) was incorporated in June 1975 to assist the City in attracting new businesses to the City of Reading, as well as to retain those businesses already operating in Reading. As the City's designated agency for industrial, commercial, office and research development, the goal of the CIC is to increase and stabilize the local tax base. Understanding the potential economic development benefit of

the Step Two Brownfields Grant proposals, the Reading CIC at their January 7, 2003 unanimously voted to support the City's applications. This support is in addition to the financial contribution that the CIC made, (along with Viox Services, Inc. and Hamilton County Development Company) in July 2002 to complete a VAP certified Phase I on the Viox/CIC property where the library is proposed to locate. (Meeting minutes and a copy of the CIC's current membership roster is included as Attachment E).

Support for Reading's Step Two Brownfields Grants has also been registered by three community service organizations, an environmental group, Support documents from the Reading Community Schools, Reading Business Roundtable, Reading Community Advisory Council (a local environmental group), Reading Chamber of Commerce, Hamilton County Development Company, Reading Blue Ribbon Committee, Reading Chapter of the Knights of St. John, Reading Career Firefighters Local #1717, University of Cincinnati Genome Research Institute, Reading Community Improvement Corporation, Reading Kiwanis and the Reading Democrat Club show broad-based community support for the application. (Letters of support from the above organizations are included as Attachment F).

F. Community Involvement

- 1. How the local community was involved in the development of this proposal.** EPA may conduct reference checks to ensure that organizations identified are supportive and involved with the brownfields project. EPA encourages early community notification and continuing community involvement. The City held a public meeting on December 3, 2002 on the initial proposal and held a second public meeting on March 11, 2003 for the Final/Step 2 proposal. The community was notified in advance of the public meeting by a local ad placed in the *Valley Courier*, a paper serving Reading residents and adjacent communities. The public was also given the opportunity to review the City's application. The City placed a copy of the Initial Application in the Reading Public Library and also at City Hall. Approximately sixty people signed out the application for public review prior to the public meeting. During the public meeting the community was notified of the preparation of the submission of the proposal, given the opportunity to ask questions, provide support, and participate in the preparation of the Final/Step 2 proposal. Following the public meeting the *Cincinnati Enquirer* published an article on the City's application and the discussion at the public meeting. (A copy of the public notice of the meeting, a list of attendees of the public meeting, sign-out sheets for the application by the public, and the article from the *Cincinnati Enquirer* are included as Attachment G).
- 2. Partnerships at the local and state levels to ensure appropriate and sustainable cleanup and redevelopment of brownfields:** Partnerships with Ohio EPA, the Reading Blue Ribbon Committee, Reading Chamber of

Commerce, Reading Business Roundtable, Reading Community Improvement Corporation, Reading Knights of St. John, Hamilton County Economic Development Office, the Public Library of Cincinnati and Hamilton County (Library) have contributed to the development of the Initial and Final/Step 2 proposals. Reading's receipt of Technical Assistance Funds to use Ohio EPA's Site Investigation Field Unit (SIFU) staff supported the City's intent to use the field unit as a means to leverage additional funds for the assessment of the properties. These organizations will act as an ongoing advisory group to the City to ensure sustainable cleanup and redevelopment of the two sites. Letters of support for the Final/Step 2 proposal from multiple partners at the local and state levels are included as Attachment F. These partners will play an invaluable role in the City's next step in redevelopment. It is the City's intent to apply for additional funding from the Clean Ohio Revitalization Fund, which offers up to \$3 million per project in grants for acquisition, remediation, demolition and the minimum amount of infrastructure necessary to make a brownfield redevelopment viable.

3. Discuss your plan for involving the local community (e.g. neighborhood organizations, citizen's groups, borrowers, redevelopers, and other stakeholders) in cleanup decisions or reuse planning.

The local community will continue to be involved in the City's efforts to assess and redevelop the property. The Reading Chamber, Blue Ribbon Committee, and Business Roundtable all agree on what the final outcome of the project is – successful assessment, cleanup and redevelopment of the sites for use as a public library and potential biomedical research facility hub. At each phase of the project, including the inception, completion of the Phase I Assessments, completion of the Phase II assessments, and remedial planning, the City will hold public meetings to discuss the status of the project, and plan for the next step. It is the City's goal to provide a medium for interaction with the public and shareholders that provides meaningful outreach and the opportunity to include comment in the City's cleanup and redevelopment decisions.

4. Describe the means by which you will communicate the progress of your project to citizens, including plan for communicating in languages indigenous to the community. Reading will implement a community involvement program to include sponsorship of public meetings and production of a public educational newsletter at the following phases of the project: 1) inception/kick-off, which will include an invitation to the science classes of local high schools to monitor the project, 2) the completion of the Phase I Environmental Site Assessments, and 3) the completion of the Phase II Environmental Site Assessments. The public will also be able to review the status of the US EPA program via the City's developing website, Reading.com.

**US EPA Brownfields Final/Step 2 Proposal
City of Reading, Ohio, Reading Road Redevelopment Project**

List of Attachments
(Not Previously Included in the Initial Proposal)

- Attachment A:** **Notice of Violation letters regarding the 4.7-acre Nivison-Welskopf property** and the multiple building and fire code violations on the property
- Attachment B:** **City of Reading Blue Ribbon Committee** (a consortium of reading business organizations and US EPA advisory partner) meeting minutes from December 4, 2003 and March 5, 2003 regarding the committee's support and discussion of the Final/Step 2 Proposal and current membership roster
- Attachment C:** **City of Reading Business Roundtable** (a consortium of Reading business CEO's organization and US EPA advisory partner) meeting minutes from February 19, 2003 discussing the Final/Step 2 Proposal and current membership roster
- Attachment D:** **City of Reading Revised Web Site Initiative Outline**, which includes a planned link for US EPA education/public meetings and status of the US EPA project
- Attachment E:** **Reading Community Improvement Corporation** (the City's economic development division and US EPA advisory partner) meeting minutes from January 2, 2003 discussing the Final/Step 2 proposal and current membership roster
- Attachment F:** **Letters of Support/Community Partnerships**
- Hamilton County Economic Development Office
 - Reading Chapter of the Knights of St. John
 - Reading Chamber of Commerce (including the special meeting called by the Chamber to demonstrate support for the Step Two Proposal and list of attendees/membership roster)
 - Reading Community Advisory Council (local environmental organization)
 - University of Cincinnati Genome Research Institute
 - Reading Democrat Club
 - Reading Community Schools
 - Reading Career Firefighters Local #3717
 - Reading Kiwanis

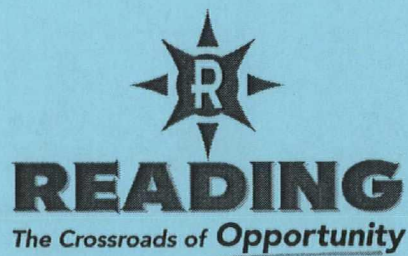
Attachment G:

Community Involvement In the Final/Step 2 Proposal

- March 5, 2003 *Valley Courier* Public Notice of the Public Meeting on the Step 2 Proposal
- March 12, 2003 Cincinnati Enquirer Article on the Step Two Public Meeting
- Sign-Out Sheets for the Review of the Initial and Draft Step 2 Proposal placed in the Reading Public Library and also at City Hall (reviewed by approximately 60 residents)
- Sign-in Sheet from the City Council's special meeting for the public hearing on the Step 2 Proposal, March 11, 2003, (which includes 7 residents)

Attachment A

**Notice of Violation letters regarding the 4.7-acre Nivison-Weiskopf property
and the multiple building and fire code violations on the property**



Reading Fire Department
1000 Market ST
Reading, OH 45215
513-733-5537

VIOLATION NOTICE

March 19, 2002

Nivison Weiskopf Corp.
LP Pallet Company
601 Third St.
Reading, OH 45215

Occupancy # 2701

Re: 601 Third ST

An inspection of your property on March 19, 2002 which revealed violations of the Codified Ordinances of Reading, Ohio, Part Sixteen(16) - Fire Prevention Code, Chapter 1610- Unified Fire Code of Hamilton County. You have a right to appeal the decision or interpretation by the fire official. An appeal may be made on a form provided and obtained from the fire official within 20 days after the written notice of violation was received. A fee of \$100.00 shall accompany the application form. Forms received without the fee attached will not be processed until the fee is paid.

The following violations require your attention. A re-inspection of the property is scheduled for April 3, 2002. Please contact this office if there are any questions regarding this matter.

Code

310.5 Extension Cords:

Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures; extended through walls, ceilings or floors, or under doors or floor coverings; nor shall such cords be subject to environmental damage or physical impact.
LOCATION: West wall of E Building, orange extension cord used to power lighting and stereo in production area. Remove extension cord and provide approved wiring per National Electric Code.

Date Corrected: OK

518.2 Where Required:

Portable fire extinguishers shall be provided in all buildings and structures as deemed necessary by the code official. Portable fire extinguishers shall be installed and maintained in accordance with NFPA 10 listed in Chapter 44:

1. In all areas containing commercial kitchen exhaust hood systems.
2. In all areas where fuel is dispensed.
3. In all areas where a flammable or combustible liquid is used in the operation of spraying, coating or dipping.
4. In all occupancies in Use Group I-3 at staff locations. Access to portable fire extinguishers shall be permitted to be locked.

Reading Fire Department

1000 Market ST

Reading, OH 45215

513-733-5537

VIOLATION NOTICE

March 19, 2002

Nivison Weiskopf Corp.

LP Pallet Company

601 Third St.

Reading, OH 45215

Occupancy # 2701

Re: 601 Third ST

5. On each floor of structures under construction, except occupancies in Use Group R-3.
6. In any laboratory, shop or other room of similar purpose.

7. In residential buildings such as hotels, dormitories, lodging houses and multi-family dwellings, at least one(1) approved portable fire extinguisher with a minimum rating of 2-A:10-B:C shall be installed on each floor level. Additional approved portable fire extinguishers shall also be provided in each laundry room, heating or air handling room and in similar rooms subject to more than one(1) tenant use or public use when deemed necessary by the code official. A portable extinguisher with a minimum rating of 1-A:10-B:C may be provided in each dwelling unit in lieu of an extinguisher in the common hallways on each floor. The code official shall be permitted to modify portable fire extinguisher requirements of Section F-518.2 item #8.

8. Where required by the sections indicated in Table F-518.2 for various operations, processes, structures and areas.

LOCATION: No fire extinguisher located on propane powered fork truck. Install a portable fire extinguisher, minimum rating of 2-A:10-B:C, on the fork truck.

Date Corrected: OK

Widmann, Terence A

Inspector

Reading Fire Department
1000 Market ST
Reading, OH 45215
513-733-5537

VIOLATION NOTICE

March 20, 2002

Joe Heiman
Nivison Weiskopf Corp.
601 Third Street
Reading, OH 45215

Occupancy # 2700

Re: 601 Third ST

An inspection of your property on March 20, 2002 which revealed violations of the Codified Ordinances of Reading, Ohio, Part Sixteen (16) - Fire Prevention Code, Chapter 1610- Unified Fire Code of Hamilton County. You have a right to appeal the decision or interpretation by the fire official. An appeal may be made on a form provided and obtained from the fire official within 20 days after the written notice of violation was received. A fee of \$100.00 shall accompany the application form. Forms received without the fee attached will not be processed until the fee is paid.

The following violations require your attention. A re-inspection of the property is scheduled for _____ Please contact this office if there are any questions regarding this matter.

Code

110.3 Unsafe Conditions:

All structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress facilities or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures or equipment shall be reported to the building code official who shall take appropriate action as deemed necessary under the provisions of the building code listed in Chapter 44.

Structural Damage to Building "E" due to water entering building damaging structural and flooring members referred to building department.

Date Corrected: _____

Fladung, Kim E
Inspector



1000 Market Street
Reading, OH 45215-3283

Phone: 513.733.3725
Fax: 513.733.2077
www.readingohio.org

March 21, 2002

Mr. Joe Heiman
P.O. Box 15337
Cincinnati, Ohio 45215

Dear Mr. Heiman:

On Tuesday, March 19, 2002 I accompanied Asst. Fire Chief Flauding in the inspection of your building complex located at 8740 Reading Road. I was asked by Asst Chief Flauding to inspect the building due to the evidence of structural failure in several areas of the building. Upon arrival, we proceeded to the area designated building "E" to examine the structure. The following is a summary of those observations.

- The second required means of egress, an exit stairs, was totally unstable and questionable as to its' ability to carry more than one person at a time.
- Obvious structural failure of one of the main support roof beams on the east wall.
- Disintegration of a bearing point at another main support beam on the east wall.
- Structural failure on the second floor framing @ center fire door.
- Structural failure on first floor framing @ center of building "E"
- Rapid disintegration of flooring, floor framing, and roof framing due to multiple roof leaks.
- Only one safe means of egress from second floor.



READING

The Crossroads of Opportunity

1000 Market Street

Reading, OH 45215-3283

Phone: 513.733.3725

Fax: 513.733.2077

www.readingohio.org

The above observations of the conditions of Building "E" make me reach the conclusion that until significant repair is made to the above mentioned structural elements, this building should not be occupied and is unsafe for any habitation. In addition, I feel it would be extremely hazardous for any firefighter to enter this structure in response to an emergency.

If you have any questions regarding this action, please feel free to call me at 733-3725.

Daniel R. Brooks, RA
Zoning Administrator

Dis

Memo

To: Mr. Dan Brooks, Building Administrator
From: Asst. Chief Kim Fladung
CC: Chief Kaiser, Mayor Schmidt
Date: 03/20/02
Re: Nivison Weiskopf, Unsafe Building

On Tuesday, March 19, 2002, I accompanied fire department unit 2 on a company fire inspection of the Nivison-Weiskopf complex at 8740 Reading Rd. During the inspection of building "E", we encountered unsafe structural conditions in the building. The roof in the building is opened in several locations, allowing rainwater to enter the building. Several large structural members on the top floor are either rotted away and broken, or are severely damaged by the water and are likely to fail. The rainwater has also caused several holes in the wooded floors on all levels, making occupancy or operations of the building unsafe.

The Reading Fire Prevention code, F-110.3, requires that structures that present a hazard or that are inadequately maintained be deemed unsafe and reported to the building department. Upon discovery of these unsafe conditions, Mr. Dan Brooks was requested and responded to evaluate the building for structural integrity.

The area in question is being occupied for some storage by the owner, and is also used for pedestrian traffic to other buildings in the complex. The entire complex is sprinkled, and orders have been issued to have the system inspected and documentation of service provided to my office.

Firefighters of our department have been instructed to only access the fire alarm panel on the south wall of the complex to ascertain alarm locations. No other firefighter access will be allowed in any other parts of building "E" until which time the structure is deemed safe by the building department.

Please contact me if you have any further questions.

READING FIRE DEPARTMENT PRE-PLAN

Occupancy ID: 2700

Facility: Nivison Weiskopf

Date: 2/20/98

Address: 8740 Reading Rd.

Diagram: Site plan

Phone: 821-2610

Map # 1 of 1



***The color squares correspond to the tags hanging from the ceiling which correspond to the riser valves.

FD = fire door

AS

Third St.

Reading Rd.

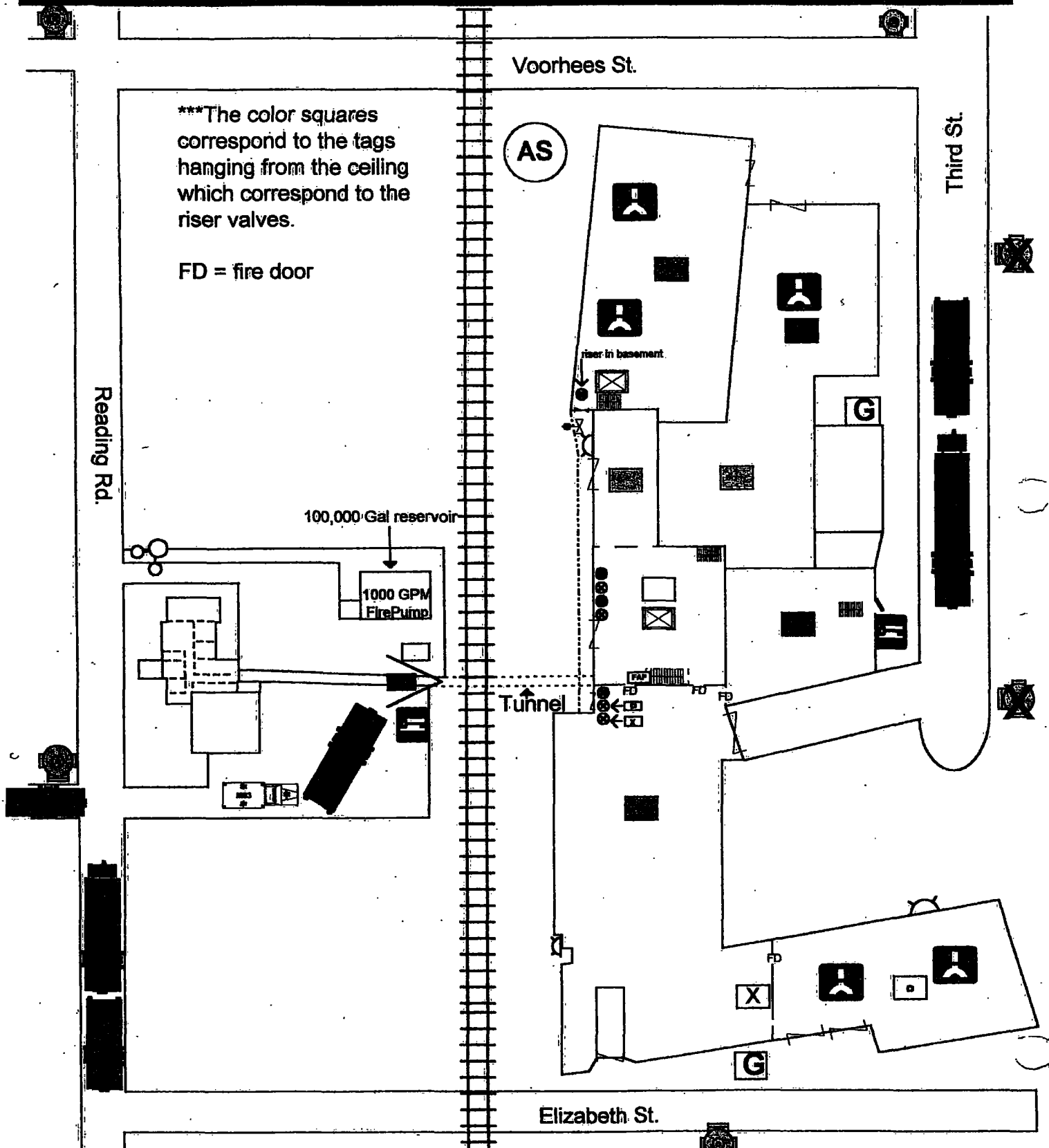
100,000 Gal reservoir

1000 GPM Fire Pump

Tunnel

riser in basement

Elizabeth St.



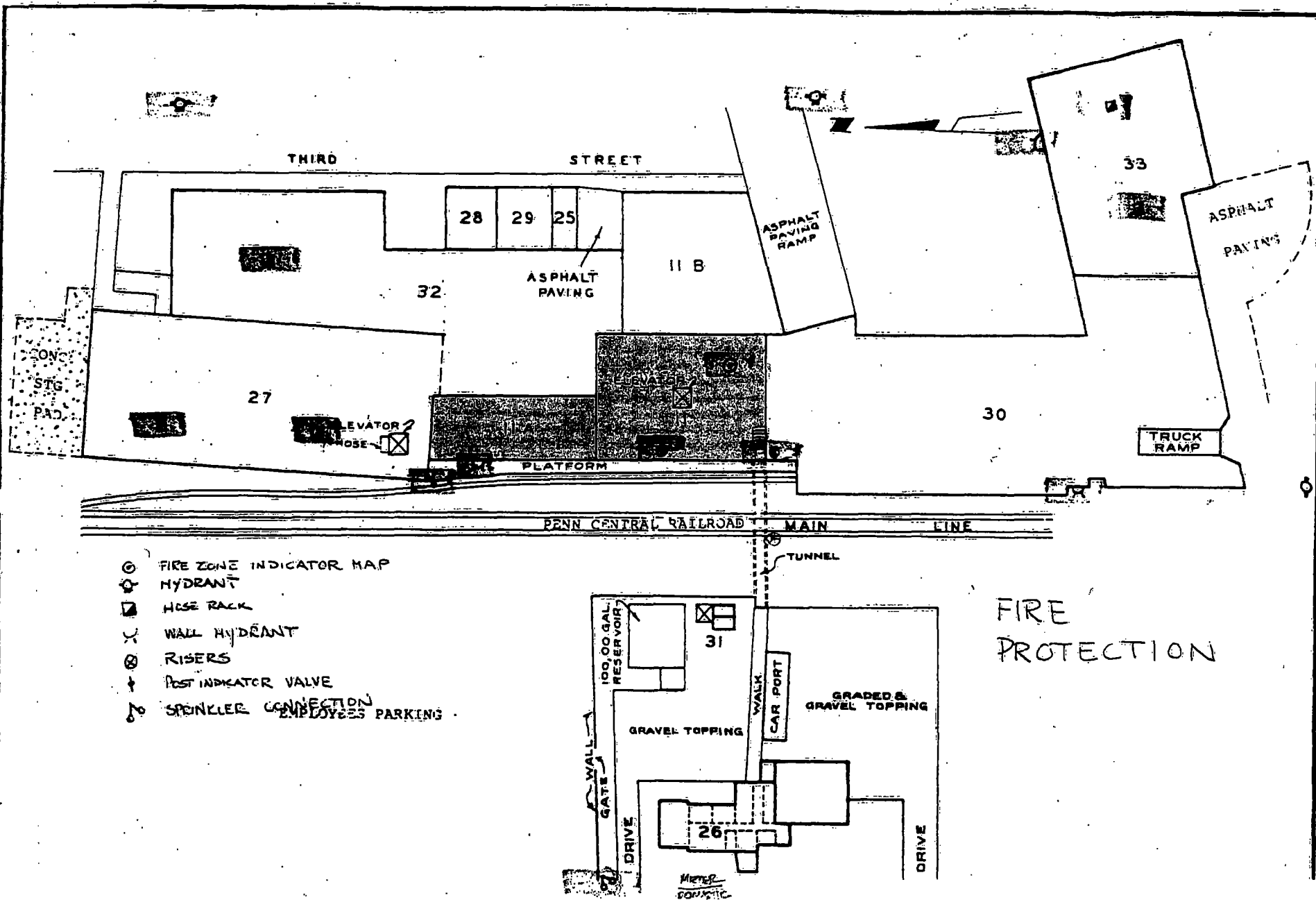
READING FIRE DEPARTMENT

DATE: 10/8/99
TO: MR. BROOKS, BUILDING/ZONING ADMINISTRATOR
CC: ALL F.D. MEMBERS, MAYOR SCHMIDT
FROM: KEVIN D. KAISER, ASSISTANT FIRE CHIEF
RE: UNSAFE STRUCTURE: NIVISON-WEISKOPF

The Reading Fire Prevention Code, F-110.3, requires that structures that present a hazard or are inadequately maintained be deemed unsafe and reported to the building department. I formally request that the building department evaluate a portion of the old Nivison-Weiskopf complex, namely the roof area of Building 11. The roof is opened allowing rainwater inside the structure, causing additional damage to the roof and floors on all levels. The area in question is not currently occupied. The entire complex is sprinkled and orders have been issued to have the system inspected/services as required by the code.

Firefighters are instructed to exercise extreme caution should the fire department's services be necessary in this general area of the complex.

ATTACHMENTS



Reading Fire Department
1000 Market ST
Reading, OH 45215
513-733-5537

VIOLATION NOTICE

August 15, 2002

Nivison Weiskopf Corp.
Nivison Weiskopf Corp.
601 Third Street
Reading, OH 45215

Occupancy # 2700

Re: 601 Third ST

An inspection of your property on August 15, 2002 which revealed violations of the Codified Ordinances of Reading, Ohio, Part Sixteen(16) - Fire Prevention Code, Chapter 1610- Unified Fire Code of Hamilton County. You have a right to appeal the decision or interpretation by the fire official. An appeal may be made on a form provided and obtained from the fire official within 20 days after the written notice of violation was received. A fee of \$100.00 shall accompany the application form. Forms received without the fee attached will not be processed until the fee is paid.

The following violations require your attention. A re-inspection of the property is scheduled for _____ Please contact this office if there are any questions regarding this matter.

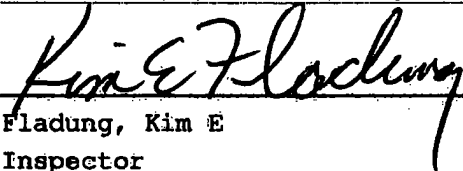
Code

110.3 Unsafe Conditions:

All structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress facilities or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure which is not secured against entry shall be deemed unsafe. Unsafe structures or equipment shall be reported to the building code official who shall take appropriate action as deemed necessary under the provisions of the building code listed in Chapter 44.

Structural collapse of roof beam which disabled the sprinkler system in building "E" is inspected by A/C Fladung and Mr. Dan Brooks of the building department. Sprinkler system to building "E" continues to be disabled in Building "E". (white riser)

Date Corrected: _____


Fladung, Kim E
Inspector

Department
1000 Market St.
Reading, OH 45215
513-733-5537

COPY

VIOLATION NOTICE

October 6, 1999

Nivison Weiskopf Corp.
601 Third Street
Reading, OH 45215

Occupancy # 2700

Re: 601 Third St.

An inspection of your property on 10/06/1999 which revealed violations of the Codified Ordinances of Reading, Ohio, Part Sixteen(16) - Fire Prevention Code, Chapter 1610 - Unified Fire Code of Hamilton County. You have a right to appeal the decision or interpretation by the fire official. An appeal may be made on a form provided and obtained from the fire official within 20 days after the written notice of violation was received. A fee of \$100.00 shall accompany the application form. Forms received without the fee attached will not be processed until the fee is paid.

The following violations require your attention. A re-inspection of the property is scheduled for 11/05/1999 . Please contact this office if there are any questions regarding this matter.

Code

F 319.1

General:

The interior of a structure shall be maintained in good repair and structurally sound condition so as to prevent the spread of fire. Extensive damage to roof and flooring of second floor area. Portions of roof are open, allowing rain water into the structure. (Referred to Building Department) Structure must be repaired to original intent. The overhang along the dock area will be evaluated by the Building Department.

Date Corrected: / /

F 506.1

Periodic Testing and Inspection:

All water sprinkler and water-spray extinguishing systems and standpipe systems shall be periodically inspected, tested and maintained in accordance with the requirements of NFIPA 25 listed in Chapter 44. All sprinkler and water spray systems shall be tested for proper operation(flow test) at twelve(12) month intervals. All tests shall be performed by a certified technician as specified in ORC 3737.65 and a copy of the annual or other required testing shall be filed with the code official upon completion of each test. NOTE: Inspection shall include reservoir/pump components.

In addition:

1. The PIV under the rear dock, along railroad is leaking and in need of repair. There is also an open box for the tampering device, from the PIV.
2. Caps are necessary for the wall hydrant and gate over the "orange" control valve(dock).

Date Corrected: / /

Kevin D Kaiser

Reading Fire Department
1000 Market ST
Reading, OH 45215
513-733-5537

VIOLATION NOTICE

August 15, 2002

Nivison Weiskopf Corp.
Nivison Weiskopf Corp.
601 Third Street
Reading, OH 45215

Occupancy # 2700

Re: 601 Third ST

An inspection of your property on August 15, 2002 which revealed violations of the Codified Ordinances of Reading, Ohio, Part Sixteen(16) - Fire Prevention Code, Chapter 1610- Unified Fire Code of Hamilton County. You have a right to appeal the decision or interpretation by the fire official. An appeal may be made on a form provided and obtained from the fire official within 20 days after the written notice of violation was received. A fee of \$100.00 shall accompany the application form. Forms received without the fee attached will not be processed until the fee is paid.

The following violations require your attention. A re-inspection of the property is scheduled for _____ Please contact this office if there are any questions regarding this matter.

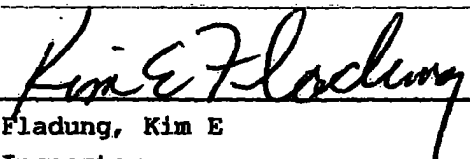
Code

110.3 Unsafe Conditions:

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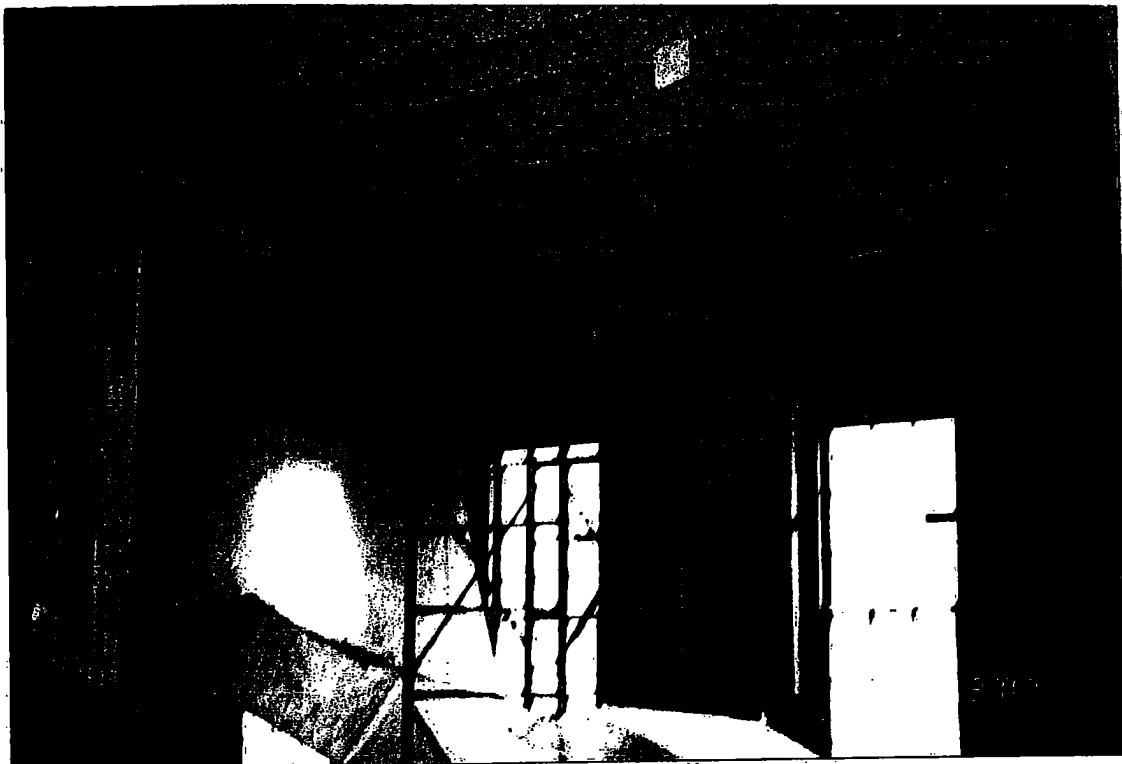
Structural collapse of roof beam which disabled the sprinkler system in building "E" is inspected by A/C Fladung and Mr. Dan Brooks of the building department. Sprinkler system to building "E" continues to be disabled in Building "E". (white riser)

Date Corrected: _____


Fladung, Kim E
Inspector











EARL J. SCHMIDT

Mayor

TIMOTHY L. HOERST

Safety-Service Director

DAVID T. STEVENSON

Law Director

DOUGLAS G. SAND

Auditor

MELVIN T. GERTZ

Treasurer



READING

The Crossroads of Opportunity

1000 Market Street

Reading, OH 45215-3283

Phone: 513.733.3725

Fax: 513.733.2077

www.readingohio.org

ALBERT ELMLINGER, JR.

President of Council

ROBERT "BO" BEMMES

ROBERT BOEHNER

THOMAS E. PENNEKAMP

Council-At-Large

RUSS WULF

Council Ward 1

ANTHONY J. GERTZ

Council Ward 2

KEVIN A. PARKER

Council Ward 3

KENNETH NORDIN

Council Ward 4

PAT LAPPLE

Clerk of Council

August 21, 2002

Mr. Joe Heiman
P.O. Box 15337
Cincinnati, Ohio 45215

Dear Mr. Heiman:

On Thursday, August 15, 2002, I accompanied Asst. Fire Chief Flauding in the inspection of your building complex located at 8740 Reading Road. I was asked by Asst Chief Flauding to inspect the building due to the evidence of the latest structural failure in the building. Upon arrival, we proceeded to the area designated building "E" to examine the structure. The following is a summary of those observations.

- Obvious structural failure of one of the main support roof beams on the west wall. This beam failure caused the beam in question to damage the main sprinkler water line as it fell thus rendering the entire building "E" without sprinkler.

This most recent event combined with those items observed in the letter dated March 21, 2002 has resulted in this situation reaching a point that the building poses a serious and immediate threat to life, health and safety to the general public. Immediate action must be taken to cease the decay and to reinforce the existing structure so as to eliminate further collapse of the roof, walls and floors.

As a result, you are hereby notified that within thirty (30) days of the date of this letter, you will render the building repaired or razed. The Mayor, Law Director, and Council will be continually advised as to your progress on this matter. **Prompt action must be taken!** Any repairs must be done in accordance with the Ohio Building Code and subject to inspection and approval by this department and the City of Reading Fire Department.

If you have any questions, I urge you not to hesitate to call me at 733-3725.

Sincerely,

Daniel R. Brooks
Zoning Administrator



1000 Market Street
Reading, OH 45215-3283

Phone: 513.733.3725
Fax: 513.733.2077
www.readingohio.org

March 21, 2002

Mr. Joe Heiman
P.O. Box 15337
Cincinnati, Ohio 45215

Dear Mr. Heiman:

On Tuesday, March 19, 2002 I accompanied Asst. Fire Chief Flauding in the inspection of your building complex located at 8740 Reading Road. I was asked by Asst Chief Flauding to inspect the building due to the evidence of structural failure in several areas of the building. Upon arrival, we proceeded to the area designated building "E" to examine the structure. The following is a summary of those observations.

- The second required means of egress, an exit stairs, was totally unstable and questionable as to its' ability to carry more than one person at a time.
- Obvious structural failure of one of the main support roof beams on the east wall.
- Disintegration of a bearing point at another main support beam on the east wall.
- Structural failure on the second floor framing @ center fire door.
- Structural failure on first floor framing @ center of building "E"
- Rapid disintegration of flooring, floor framing, and roof framing due to multiple roof leaks.
- Only one safe means of egress from second floor.



READING
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1000 Market Street
Reading, OH 45215-3283

Phone: 513.733.3725
Fax: 513.733.2077
www.readingohio.org

The above observations of the conditions of Building "E" make me reach the conclusion that until significant repair is made to the above mentioned structural elements, this building should not be occupied and is unsafe for any habitation. In addition, I feel it would be extremely hazardous for any firefighter to enter this structure in response to an emergency.

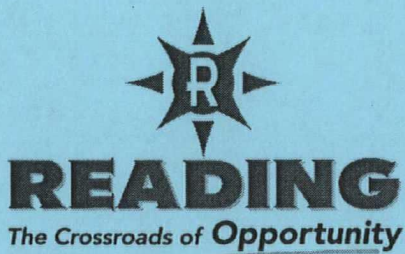
If you have any questions regarding this action, please feel free to call me at 733-3725.

Daniel R. Brooks, RA
Zoning Administrator

Dis

Attachment B

City of Reading Blue Ribbon Committee (a consortium of reading business organizations and US EPA advisory partner) meeting minutes from December 4, 2003 and March 5, 2003 regarding the committee's support and discussion of the Final/Step 2 Proposal and current membership roster



CITY OF READING BLUE RIBBON COMMITTEE

Meeting Minutes — December 4, 2002

Please Note: Next Meeting — Wednesday, January 8, 2003

Meeting convened at 9:20 a.m. in the City of Reading Caucus room with the following members present: Bob Boehner, Jerry Evers, Dave Flege, Tim Hoerst, Tim Schmidt, Mayor Earl Schmidt, Jim Stewart, and Jim Pfennig. Linda Fitzgerald unable to make the meeting. Motion to accept the minutes was made by Tim Schmidt, seconded by Jim Pfennig.

Update of the ongoing city projects and monthly status of the City was given by Mayor Schmidt:

Southern Avenue storm sewer project — Cinergy is currently doing their necessary upgrading before Howell Construction can begin the actual sewer work.

Zoning Code recommendations presented by the Planning Commission are still being considered by Council....next meeting for that Committee is to be held in early January.

The Crossroads Grill to be located on south Reading Road is still moving ahead on their plans to open after the first of the year. Same for the second location of Macy's which will open in the old Giftique store. Meier's is ready to open — just need to get their necessary Board of Health papers for food service.

Receiving mixed messages regarding the development in Sycamore Township from trustees, developer, and owners. Not sure how this is all going to pan out.

The City has received a letter approving an application for \$5,000 CDBG funds for blighted property acquisition that will be used to purchase a vacant lot on 1st Street.

The Public Library is currently in the process of applying for a grant. The City will submit two U.S. EPA Brownfields grants. If funded, grant proceeds will be used to conduct environmental studies on both the approximate 3 acre site owned by the City and the site owned by Nivison Weiskopf. Members discussed the possibility of the City purchasing the site. They will identify what, if anything, needs to be done to develop the site. The site is currently located on the Viox/CIC site. The site is currently owned by Nivison Weiskopf. A vote was taken on the application for the Brownfields grants.

Mayor reported that they had hired two patrolmen to replace the ones who recently joined the Blue Ash Department and a new officer to replace the one who was promoted to Shorter, a licensed water department employee who is retiring after the end of the year and it will probably be necessary to replace him.

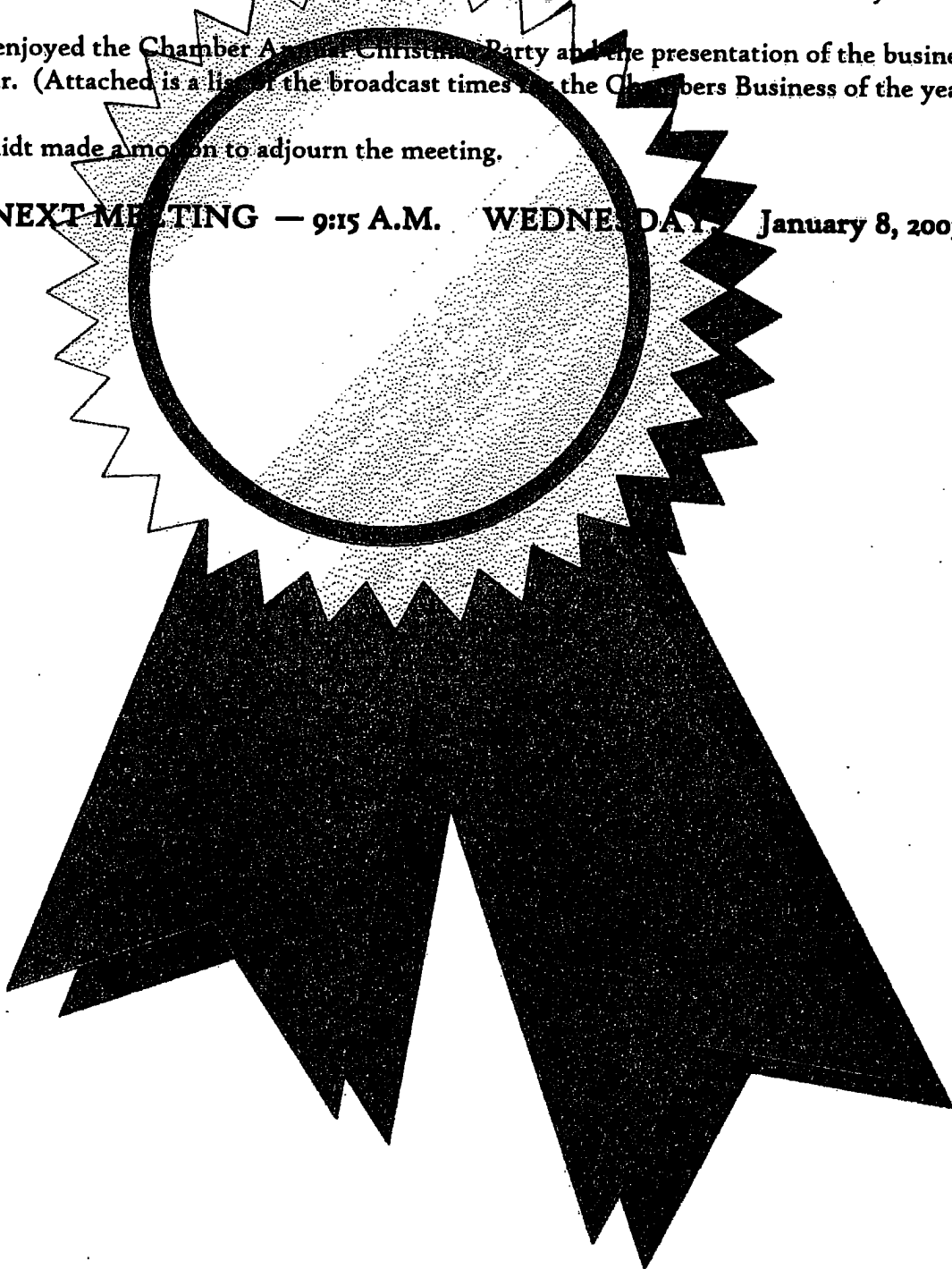
The Business Directory should be ready to be mailed out after the end of the year. There were enough ads sold to pay for the cost of printing.

The Mayor reported that Council has decided to take the four million dollars from the bonds and put into a *Reading Growth Fund* with only \$800,000 to go into the General Fund for 2003. Mayor stated he had requested that they put more into the General Fund since the expected revenue is not going to cover wages and expenditures for the year. Either more income is needed or services are going to have to be cut. Council Finance Committee is working on the temporary appropriation for 2003. The temporary appropriation (it is usually one quarter of the actual appropriation) needs to be passed to enable payroll to be met right after the first of the year. The full appropriation is due to the County in March.

Everyone enjoyed the Chamber Annual Christmas Party and the presentation of the business awards for the year. (Attached is a list of the broadcast times for the Chambers Business of the year awards.

Tim Schmidt made a motion to adjourn the meeting.

NEXT MEETING — 9:15 A.M. WEDNESDAY, January 8, 2003



CITY OF READING BLUE RIBBON COMMITTEE

Meeting Minutes — March 5, 2003

Please Note: Next Meeting — Wednesday, April 2, 2003

Meeting convened at 9:15 a.m. in the City of Reading Caucus Room with the following members present Bob Boehner, Jerry Evers, Dave Flege, Linda Fitzgerald, Tim Hoerst, Tim Schmidt and Jim Stewart. Margie Robinson and Jim Pfennig called to say they could not attend. Mayor Schmidt was out of town. Motion to accept the minutes was made by Tim Schmidt and seconded by Dave Flege.

Update of the ongoing city projects and monthly status of the city was given by Safety Service Director Tim Hoerst:

Southern Avenue is still coming along slow but sure, and demolition work has now begun at Voorhees Park. The tennis courts have been removed and as the weather allows additional work should progress to the pavilion and the rest of the scheduled upgrades.

Crossroads Grill has had some problems in trying to get their place to meet state code regulations, but are nearing completion of their kitchen upgrade. Linda's Deli extension on Reading Road is working slowly in remodeling but plans look like it will be a nice addition to the area.

139 E. Benson Street — City received appraisal and made an offer to buy the property. Closing date has been set for March 31st. Monies from the CDBG funds that we still had available to us will be used to buy the property. Plans are for demolition of the building, and hopefully there will be some interest in economic development of the property. In the meantime the property will be adapted for parking.

City has received word that the county will help us pave (out of the Municipal Road funds) the rest of /Columbia Avenue to Ridge Road.

The Reading Fire Department this week was informed that the City's ISO rating had dropped from a 4 to a 3...which should mean lower insurance rates for residents and businesses. Most communities are a 4, so we can be really proud of our fire department for being so well equipped and maintained and for the efficient upgrades to the water system that have enable us to attain this class.

Linda Fitzgerald reported that she had some contacts definitely interested in the property.

Linda reported that the City had been awarded a grant from the state to conduct a VAP-certified Phase II (on both the Viox/CIC and Nivison sites) and had been invited to submit a full application on both properties. The Environmental Design Group (EDG) are working on the application. It is encouraging that the City of Reading is the only community in the area to have submitted an application. Reading's application will not be submitted until the end of the month. Of EDG, we have about a 1 in 9 chance of being selected.

Here is an update on grant programs and grants for development of the library and Nivison properties:

- ~ EDG completed the VAP-certified Phase I of the Viox/CIC project. Partners for this study (Viox/Reading Community Improvement Corporation and Hamilton County Development Company) have received a copy of this study and have been billed for their share (\$1,000 each).
- ~ Reading's U.S. EPA Brownfield Assessments pre-application for the VAP-certified Phase II (on both the Viox/CIC and Nivison sites) were submitted and approved.
- ~ Assessment final proposals due March 18. Public hearing will be held at City hall March 11th at 7:00 p.m. The applications are on file at the Public Library and City hall for review and comment.

- ~ National Evaluation will be conducted April 2003.
- ~ Announcements of awards will be September 2003.
- ~ Contracts with successful applicants will be signed October 2003.
- ~ Assessments can begin December 2003.

As noted above, assuming we receive the U.S. EPA Brownfields Assessment Grants, we can begin the VAP-certified Phase II in December 2003. The possibility exists that the VAP-certified Phase II will determine that no further action (remediation) is needed, in which case the library development could proceed. If remediation is required, the City can apply for Clean Ohio Revitalization Funds to remediate both the VAP-certified and Nivison sites. Below is the timetable for applying for these funds:

- ~ Submit an application for remediation to the public library: May 2003. (We are not prepared to submit for remediation for the May 2003 cycle since our VAP-certified Phase II environmental assessment is not yet completed.)
- ~ Local district selection: August 2004
- ~ Clean Ohio Council Award: November 2004

By including the 14.90-acre Nivison property in the Phase II, along with the proposed library site, the City's application for Clean Ohio funds will likely be more competitive given the potential for job creation in the Reading field. Linda noted that there has been strong public support for both projects and she thanked the Blue Ribbon Committee for their past support.

Tim asked if the CIC would sell the .43 acres they own (of the total 3.49-acre site) to the library. Linda said the CIC will either sell or donate the small-land parcel to the library. Bob asked if the Phase II study will determine if there is hazardous waste on the Nivison Weiskopf property. Linda replied that the City is applying for funds for possible hazardous waste and petroleum contamination on both sites. Jerry asked about the history of the Nivison Weiskopf property. Tim explained that it had been used as a glass and box manufacturing plant. The Phase II will look at the history of the site including a train derailment and a fire that occurred on the sites many years ago.

After considerable discussion on the proposed project, a motion by Dave [redacted] seconded by Tim Schmidt, the members of the Blue Ribbon Committee voted to renew their support for the City's application for U.S. EPA Brownfield Assessments applications, given the fact they will likely provide jobs, the scientific and historical significance of the property in Reading, and also attract additional biotech jobs to the community.

At the last Business Roundtable, [redacted] and his associates have been upgrading with Rick Konrad who will be the [redacted] advanced web site than we were able to produce before.

The Chamber of Commerce [redacted] with the Taste of Reading event. The schools have indicated [redacted] is scheduled to go over the plans and set the date.

Tim Schmidt made [redacted] 3 a.m.

A.M.

**CITY OF READING
BLUE RIBBON COMMITTEE MEMBERS**

March 2003

Don Vonderhaar Jr., Businessman
Vonderhaar's Market & Catering, Inc.
19 W. Pleasant Street
513/554-1969 (work phone)
513/554-0255 (fax)
cater4u4@aol.com

Bob Boehner, Councilmember
110 Siebenthaler Drive
Reading, OH 45215
[REDACTED]
513/860-2234 (work phone)
513/860-2239 (fax)
bob_boehner@hotmail.com

Linda Fitzgerald
Economic Development Consultant
LSR Consultants
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513/677-9782 (fax)
lsr@fuse.net

David Flege, Businessman
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513/821-3335 (phone)
513/821-3345 (fax)
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Margie Robinson, Businesswoman
Hoops Sports Bar
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Reading, OH 45215
513/761-4667 (work phone)
513/821-3129 (fax)
hoopsreading@aol.com

Mike Kelsey, Businessman
McCluskey Chevrolet
8525 Reading Rd.
Cincinnati, OH 45215
513/679-9421 (work phone)
513/679-9422 (fax)
kelseym@mccluskey.com

Dave Gibson, Asst. Superintendent
Reading Community City Schools
1301 Bonnell Ave.
Reading, OH 45215
513/554-1800 #3 (work phone)
513/483-6754 (fax)
dgibson@readingschools.org

Jim Pfennig, Resident
244 W. Vine Street
Reading, OH 45215
[REDACTED]

Tim Hoerst, Safety-Service Director
City of Reading
1000 Market St.
Reading, OH 45215
513/733-3725 (work phone)
513/733-2077 (fax)
thoerst@readingohio.org

Jerry Evers, Businessman
Fifth Third Bank
223 W. Benson St.
Reading, OH 45215
513/821-8858 (work phone)
513/821-8871 (fax)
jerry.evers@53.com

Earl Schmidt, Mayor
City of Reading
1000 Market St.
Reading, OH 45215
513/733-3725 (phone)
513/733-2077 (fax)
eschmidt@readingohio.org

Tim Schmidt, Businessman (retired)
Schmidt-Dhonau Funeral Home
8633 Reading Rd.
Reading, OH 45215

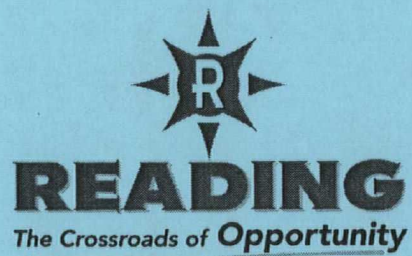

tschmidt@fuse.net

Steve Goessling, Businessman
Reading IGA
9200 Reading Rd.
Reading, OH 45215
513/733-4173 (work phone)
513/733-5667 (fax)
sjgoess@msn.com

Jim Stewart, Businessman &
Chamber of Commerce President
General Tool Company
101 Landy Lane
Reading, OH 45215
513/733-5500 (work phone)
513/733-5604 (fax)
jims@gentool.com

Attachment C

City of Reading Business Roundtable (a consortium of Reading business CEO's organization and US EPA advisory partner) meeting minutes from February 19, 2003 discussing the Final/Step 2 Proposal and current membership roster



MINUTES
February 19, 2003 Reading Business Roundtable Meeting

Members Present: Mayor Earl Schmidt, Linda Fitzgerald and Tim Hoerst, City of Reading; Bill Kramer (General Tool Co.); Bruce Beiser (Rohm and Haas); Mike Viox (Viox Services Inc.); Ed Frankel (Standard Textile); J.R. Powell and Barbara Hummeldorf (Tyco Healthcare/Mallinckrodt); and Jim Stewart (Reading Chamber of Commerce). Also present was Eric Landen of Dan Pinger Public Relations, Inc.

Barbara Hummeldorf announced that she would be retiring in April as Human Resource Director at Mallinckrodt. She introduced J.R. Powell who recently replaced Ken Niehoff as Director of Site Operations; Ken was relocated to Tyco Healthcare/Mallinckrodt offices in Connecticut. Everyone welcomed Ken and wished Barbara a happy retirement. Linda distributed the updated membership roster and asked the members to review it for accuracy.

The meeting of the Reading Business Roundtable convened at 11:20 a.m. in the conference room at Rohm & Haas. On a motion by Bruce Beiser, seconded by Barbara Hummeldorf, the minutes of the November 20, 2002 meeting were reviewed and unanimously adopted with a few minor changes submitted by the Mayor.

City of Reading Updates

The Mayor reported that given the snowy weather conditions, one of the major City functions has been keeping the roads clear and safe. Work on the Voorhees Park renovation project will resume after the weather breaks. The Southern Avenue Storm Sewer Renovation has been delayed due to two reasons: inclement weather and CG&E is installing new gas lines. The City received a \$175,000 Community Development Block Grant (CDBG) to eliminate blighted buildings on Reading Rd. and Benson Street and to make roadway/streetscape improvements. The City has already used some of the funds to acquire and demolish the former Ford Showroom on Reading Rd. and to make improvements at the intersection of Reading Rd. and Benson St. Funds will be used in the near future to acquire and demolish the vacant dilapidated house at 416 W. Benson St. One possible reuse of the property will be to construct a parking lot to help accommodate Reading's booming bridal business. The Reading Road signalization project is not totally complete yet but should be by the end of April 2003.

The City used a portion of the proceeds from the sale of the electric plant to pay off a \$500,000 note that was issued last year to pay for expenses. The City anticipates that they will also have to use an additional \$300,000 in electric plant sale proceeds to help meet expenses in 2003. As part of their cost cutting measures, the City will not replace a position in the Public Works Department that was vacated with a retirement; the Mayor is committed to no cuts being made in the Police and Fire Departments. Reading uses "paid on call" paramedics which helps reduce operating costs.

Mayor Schmidt reported that the acquisition of Aventis by Canadian-based Patheon Pharmaceuticals was executed and the project will result in 125 new pharmaceutical jobs

over a three year period. The City provided Patheon a tax abatement to encourage them to invest and reinvest in the former Aventis site. U.C. Genome Research Institute is finalizing their renovation of their Reading facility and should move in by March 2003. Eventually, this project will bring 250-350 engineers and scientists to Reading.

Barbara asked about the status of the Crossroads Grille. The Mayor responded that they had faced some challenges regarding code requirements, but that they were on their way to resolving the issues and should be opening soon. Lucy's Deli is moving to the former Giftique building across from McDonalds. They have done a lot of work on the building and it should be a very attractive edition to Reading Rd. The new Shine and Ride Car Wash has opened up next to McCluskey on Galbraith.

A retail developer has options on the Stillpass property and two other adjacent properties for a proposed new commercial development. The dance/yoga studio is still working with the Eagles to try to secure the second floor for their facility.

Linda informed the group that she and the Mayor would be attending the March 20th Tax Incentive Review Council meeting at Hamilton County Development Company which is when the county reviews the performance of all Hamilton County firms that have Enterprise Zone agreements. Specifically, each company will be evaluated on whether they are meeting their investment and employment goals.

The Mayor thanked the members for placing ads in the updated Directory of Businesses and Services, and in particular Aventis for their generous sponsorship of the piece. The City will distribute the Directory to all Reading businesses and residents in the upcoming weeks.

The Mayor said that in general 2002 was a stable year for the City. We did not lose any major employers and added new retail to the City's business community. Mayor Schmidt distributed a report entitled "Police Department Traffic Control Summary and Comparison -2002". The report presents statistics on the performance of the Reading Police Department. Bruce Beiser said he noticed that the Police Department had more of a presence at the schools.

Mayor Schmidt noted that 2003 is an election year; all seats are open except for the Treasurer's seat. The Mayor informed the group that after thirty years of serving on council as a council member or mayor, he had decided not to run again. His term will end December 31, 2003. The members praised Mayor Schmidt for his long standing contributions and commitment to the City, said he would be sorely missed and wished him a happy retirement.

U.S. EPA Brownfields Assessments Applications Update

Linda reported that the City of Reading's two pre-applications for U.S. EPA Brownfield Assessments funds to conduct VAP-certified Phase II environmental studies on both the Viox/CIC and Nivison Weiskopf sites were reviewed by EPA and the City has been invited to submit a full application on both projects. These applications are due March

19th. It is encouraging that the City of Reading was the only community in the Chicago EPA District that was invited to submit for both petroleum and hazardous waste environmental study. In the Chicago District, 23 pre-applications were submitted and 13 were invited to proceed to Round Two which is the full application. Now Reading will be ranked nationally which will be a very competitive process. Linda noted that a Voluntary Action Program Phase I had already been completed on the Nivison/CIC site on which the library has an option to purchase; this cost was shared equally by the two property owners and the Hamilton County Development Company. Community input is very important in the grant process, and a public meeting will be held at City Hall on March 11, 2003 at 7:30 p.m. A previous public meeting was held before the pre-application was submitted. Copies of the pre-application are also on file at the Library and City Hall; the proposed project will be on the City's updated web page, and there have been articles in local newspapers. Bruce asked when grant announcements would be made; Linda responded in September 2003 with contract signings occurring in October 2003 and assessments beginning in December 2003.

As noted above, assuming we receive the U.S. EPA Brownfields Assessment Grants, we can begin the VAP-certified Phase II in December 2003. The possibility exists that the VAP-certified Phase II will determine that no further action (remediation) is needed, in which case the library development could proceed. If remediation is required, the City can apply for Clean Ohio Revitalization Funds to remediate both the Viox/CIC and Nivison sites. Unfortunately because we did not receive the distressed community designation, we can not apply for U.S. EPA and Clean Ohio Assistance Funds for site remediation any time throughout the year. The following timelines which apply to all non-distressed communities will apply to Reading for Clean Ohio Remediation Funds:

- o Submit an application for remediation to the public library: May 2004 (We are not prepared to submit for remediation for the May 2003 cycle since our VAP-certified Phase II environmental assessment is not yet completed).
- o Local district selections: August 2004
- o Clean Ohio Council award: November 2004

Unfortunately, the fact we were not designated by ODOD as "distressed" limits the timing of our access to remediation funds. The new timeline for cleanup funds to become available, (again, assuming the Phase II shows remediation is necessary), is November 2004. The good news is that by including the 14.79 acre Nivison property in the Phase II, this will make the City's application for Clean Ohio funds more competitive (given the potential for job creation in the biotech field). Linda said that the City is keeping this project a priority, and community involvement is critical to our success.

On a motion by Jim Stewart, seconded by Bruce Beiser, the members of the Business Roundtable voted unanimously to support the City of Reading's two U.S. EPA Brownfield Assessments grants. This is in addition to the November 2002 meeting in which the group supported the pre-applications.

Business Updates

Bruce Beiser, the host of the Roundtable meeting gave an update on the Rohm & Haas facility. The company has gone through a restructuring and eliminated ten positions. Increased costs of natural gas and oil (their raw materials) has increased their operating costs. The German recession has also negatively impacted the company. Good news is the fact that the Ohio Citizens Action Group and Rohm & Haas are communicating well in community advisory group meetings. The company was awarded the "Top Communicator" award from the Alliance for Chemical Safety in part in recognition for their involvement with the Fire Department at the Crossroads Celebration.

Reading Chamber of Commerce Update

Jim Stewart reported that the Christmas Banquet and Business of the Year Award Ceremony were very successful. The Chamber continues to focus on offering attractive benefits to members. In particular, access to the Southern Ohio Chamber Alliance has provided Reading Chamber members excellent health, dental and workman's compensation benefits, and thus generated new members. Because attendance had been waning at monthly meetings, the Chamber is now concentrating more on communication through the Chamber web site and emails. Patheon has provided generous in-kind assistance to make changes to the web page, and the server is located at SOS. There is a business survey on the Chamber's web site that Jim encouraged everyone to complete: readingohiochamber.org.

Lunch and Update on Marketing Program

At this time the Roundtable broke for lunch. Eric Landen of Dan Pinger Associates updated the group on the comprehensive marketing program. He shared the "City of Reading Stakeholder Survey Results". Bruce make suggestions to improve Reading's visibility through better signage: install a sign at I-75 and Koehler/Jefferson; and improve signage to clarify that Ridge Rd. is the same as Columbia Ave. off of Cross County Highway. City needs to continue making improvements along the Reading Rd. Corridor, similar to those that have been made on Benson St.

Eric distributed recommended "Key Messages" for Reading's comprehensive marketing program. The following comments were made: there is no business incubator in Reading; reflect Tyco Healthcare/Mallinckrodt's correct name and spelling; Girindus is also misspelled. Bruce said it should be noted that Reading employers have access to the regional work force, not just from within the City. Ed said it was important that Pinger verify the facts on the Reading Schools; how residents perceive the schools may or may not be different from reality. Not only should be emphasize the State Blue Ribbon awards but annual state report card ratings. Emphasize that our schools are safe.

J.R. asked if there were many opportunities for new development; Linda explained that there is little vacant land for new development and that Reading's challenge is adaptive reuse of existing, (and in some cases, Brownfield) properties. Members suggested that Reading's strong and diversified business environment be featured. Include text that is in the updated Directory of Businesses and Services; add hot links for specific manufacturers; consider adding the listing, (at least by category), of all Reading

businesses; and add the map from the Directory. Linda agreed to get Eric an electronic version of the Directory.

The following ideas were suggested for future news articles: the Memorial Day VYO Festival and Parade; Reading's involvement in Ohio's Bicentennial Celebration, and Reading's small town appeal, (e.g., the corner barber shop).

Next Meeting

The next meeting of the Reading Business Roundtable will be held on Wednesday, May 21, 2003 at 11:00 a.m. at Viox Services, Inc.

On a motion by Barbara, seconded by Bruce, the group unanimously agreed to adjourn at 12:55 p.m.

CITY OF READING BUSINESS ROUNDTABLE MEMBERSHIP LIST

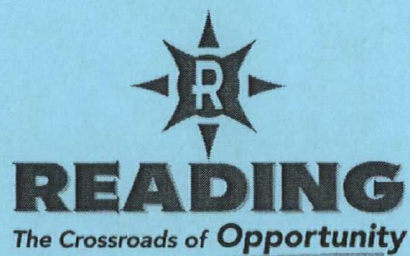
(February, 2003)

<u>Name/Title</u>	<u>Company</u>	<u>Address</u>	<u>Phone/Fax</u>	<u>e-mail</u>
Bruce Beiser Plant Manager	Rohm and Haas	2000 West Street Reading, OH 45215	733-2179 (ph) 733-2276 (fax)	bbeiser@rohmhaas.com
Laura Fidler Assoc. Senior VP, and Asst. Dean of Medical Center Planning	University of Cincinnati Medical Center	Office of Senior VP & Provost of Health Affairs U.C. Medical Center P.O. Box 670663 Cinn., OH 45267-0663	558-6053 (ph) 558-2962 (fax)	laura.fidler@uc.edu
Linda Fitzgerald Economic Development Consultant	LSR Consultants	P.O. Box 527 Loveland, OH 45140	677-9766 (ph) 677-9782 (fax)	lsr@fuse.net
Edward Frankel Sr. Vice President, Chief Administrative Officer & Treasurer	Standard Textile Co., Inc.	1 Knollcrest Dr. Reading, OH 45237	761-9256 #240 (ph) 679-7985 (fax)	efrankel@standardtextile.com
Tim Hoerst Safety-Services Director	City of Reading	1000 Market St. Reading, OH 45215	733-3725 (ph) 733-2077 (fax)	thoerst@readingohio.org
Scott Inskip Superintendent	Reading Community City Schools	1301 Bonnell Ave. Reading, OH 45215	554-1800 (ph) 483-6754 (fax)	sinskeep@readingschools.org

<u>Name/Title</u>	<u>Company</u>	<u>Address</u>	<u>Phone/Fax</u>	<u>e-mail</u>
Mike Kelsey President	McCluskey Chevrolet	8525 Reading Rd. Cincinnati, OH 45215	679-9421 (ph) 679-9422 (fax)	kelseym@mccluskey.com
William Kramer President	General Tool Co.	101 Landy Ln. Reading, OH 45215	733-5500 (ph) 733-5604 (fax)	billk@gentool.com
David Millhorn, PhD Director	Genome Research Institute University of Cincinnati	P.O. Box 670505 Cinn., OH 45267-0505	558-5473 (ph) 558-5422 (fax)	david.millhorn@uc.edu
J. R. Powell Director of Site Operations	Tyco Healthcare/ Mallinckrodt	2111 E. Galbraith Rd. Reading, OH 45237	948-5755 (ph) 761-2388 (fax)	j.r.powell@tycohealthcare.com
Ron Schallick Vice President, Operations	Patheon Pharmaceuticals, Inc.	2110 E. Galbraith Rd. Reading, OH 45215	948-7197 (ph) 948-4547 (fax)	ron.schallick@aventis.com
Earl Schmidt Mayor	City of Reading	1000 Market St. Reading, OH 45215	733-3725 (ph) 733-2077 (fax)	eschmidt@readingohio.org
Jim Stewart President	Reading Chamber of Commerce	101 Landy Ln. Reading, OH 45215	733-5500 (ph) 733-5604 (fax)	jims@gentool.com
Mike Viox President	Viox Services, Inc.	15 W. Voorhees St. Reading, OH 45215	679-3206 (ph) 697-3313 (fax)	mike_viox@vioxservices.com

Attachment D

City of Reading Revised Web Site Initiative Outline, which includes a planned link for US EPA education/public meetings and status of the US EPA project



Web site Outline

ReadingOhio.Org

Front Page: artwork from business directory cover and written introduction to Reading

Links:

City Services - description of Tim Hoerst's position and contact information, city employment opportunities, list of city departments with descriptions of departments and contact information (include information about Reading site atlas/building inventory with Linda Fitzgerald's contact information in economic development section)

Community Organizations

- Clubs and Fraternal Organizations – description, list of organizations
- Houses of Worship - list of all houses of worship in Reading
- Reading Business Roundtable – description, list of members
- Reading Blue Ribbon Committee – description, list of members
- Reading Chamber of Commerce – description, list of trustees and link to Web site
- Reading Community Improvement Corporation – description, list of members
- Reading Seniors – description, contact information
- Youth Sports/Recreation – description, list of activities, list of groups

Community News – Reading news clips and press releases

Elected Officials - description of Reading elected positions and elections, list of elected officials with photos, bios and contact numbers or e-mail addresses

Major community projects

- US EPA Brownfield assessments grants (for new branch library and expansion of bio-tech hub)
- Reading Road Streetscaping

Reading Businesses - overview of Reading businesses, description of bio-tech hub and opportunities for future expansion, business development activities, business directory by category

Schools

- Parochial schools – description of parochial schools, list of schools with contact information
- Public schools – description of Reading Community Schools, link to Web site, list of schools with contact information

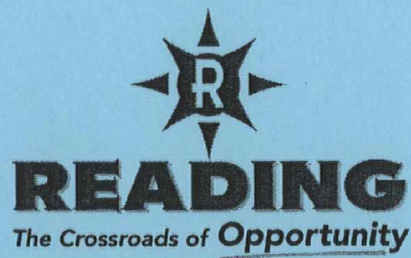
Calendar of Events - List of events by date

Library - Photo of library with description, link to branch's Web page

Map - Map of Reading

Attachment E

Reading Community Improvement Corporation (the City's economic development division and US EPA advisory partner) meeting minutes from January 2, 2003 discussing the Final/Step 2 proposal and current membership roster



**MINUTES OF A MEETING OF THE READING, OHIO COMMUNITY
IMPROVEMENT CORPORATION BOARD**

**January 7, 2003
7:00 P.M.
Caucus Room
Reading City Hall**

Members Present: Russ Wulf, Chuck Vonderhaar, Dave Stevenson, and Ken Nordin.
Also present was Linda Fitzgerald, Economic Development Consultant.

Approval of November 19, 2002 Meeting Minutes— On a motion by Chuck Vonderhaar, seconded by Ken Nordin, the minutes of the November 19, 2002 Meeting were unanimously approved.

Consideration of A Loan Guarantee for 8921 Reading Road – Linda reviewed the Valley Central Savings Bank application for a \$15,000 loan to Anthony A. and Mary Carol Geraci; the CIC is being asked to provide a loan guaranty under the “4% Loan Program”. Loan proceeds would be used to make improvements to property at 8921 Reading Road, consisting of a new awning and removal of existing plywood on front façade and replacement with original windows. On a motion by Dave Stevenson, seconded by Russ Wulf, the board unanimously approved the loan guaranty.

Russ asked about the status of the U.S. EPA grant application. Linda replied that the pre-application was submitted December 16, 2002. Loan proceeds would be used to conduct a VAP-certified Phase II environmental study which is required before the City can apply for funds to remediate the CIC/Viox and Nivison sites. The City will be apprised in late January 2003 whether they can make a formal application in spring 2003. Decisions will be made in fall 2003. Viox extended their option to purchase the site with the library until December 2003. It is still the intent of the City and Viox to attract the library to the site, but regardless of who the end user is, the properties need to be environmentally clean to attract an end user.

Update on U.S. EPA Brownfields Assessment Grant – Linda reported that on December 16, 2002 the City had submitted the pre-application for a U.S. EPA Brownfields Assessment grant to conduct a VAP-compliant Phase I and II on the Nivison-Weiskopf property and a VAP-compliant Phase II on the VSI property. The CIC has already contributed, along with Hamilton County Development Company and VSI, to prepare a VAP-compliant Phase I on the VSI site. The board renewed their strong support for the projects and offered to provide any assistance to the City in preparing the final application in the event they are invited to do so.

Next Meeting and Adjournment

Since the CIC had an unscheduled meeting January 7, 2003, they decided to cancel the meeting for February 11, 2003 unless new or old business requires a meeting. It was

agreed that the February meeting would be cancelled unless Linda notifies the members otherwise.

On a motion by Ken, seconded by Russ, the CIC unanimously voted to adjourn at 7:38 PM.

Respectfully submitted,

**CITY OF READING
COMMUNITY IMPROVEMENT
CORPORATION**

**By: _____
Russ Wulf, Secretary**

**COMMUNITY IMPROVEMENT CORPORATION OF READING
MEMBERSHIP LIST (June 2000)**

NAME

ADDRESS

PHONE #

FAX

Tom Lynd
President

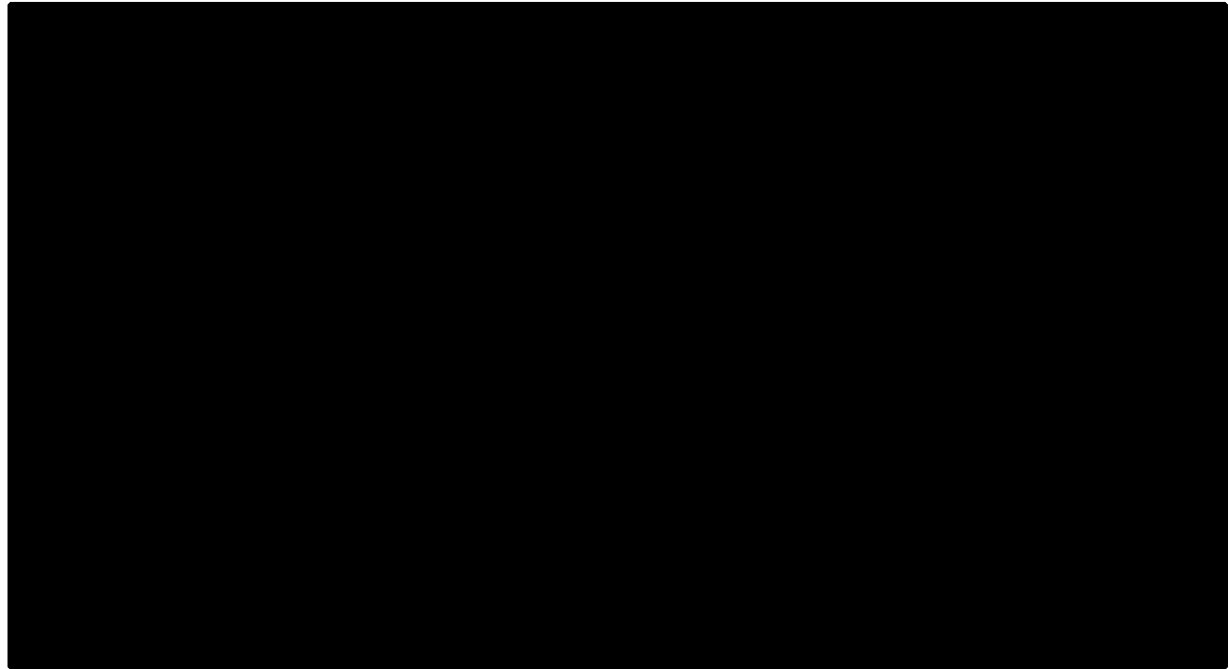
Ken Nordin
Council Representative

David Stevenson
Member

Maureen Baldock
Member

Chuck Vonderhaar
Treasurer

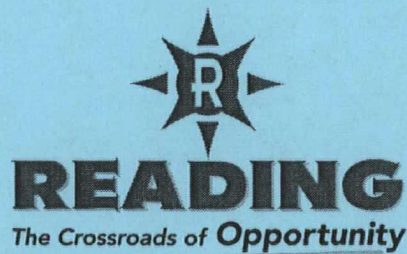
Russ Wulf
Secretary



Attachment F

Letters of Support/Community Partnerships

- Hamilton County Economic Development Office
- Reading Chapter of the Knights of St. John
- Reading Chamber of Commerce (including the special meeting called by the Chamber to demonstrate support for the Step Two Proposal and list of attendees/membership roster)
- Reading Community Advisory Council (local environmental organization)
- University of Cincinnati Genome Research Institute
- Reading Democrat Club
- Reading Community Schools
- Reading Career Firefighters Local #3717
- Reading Kiwanis





Your Development Source.

March 11, 2003

Mr. Earl J. Schmidt
Mayor, City of Reading
1000 Market Street
Reading, OH 45215

Dear Mayor Schmidt:

The Hamilton County Development Company (HCDC) is pleased to support the City of Reading's two applications for U.S. Environmental Protection Agency Brownfields Assessment Grants. The Hamilton County Economic Development Office was recently informed that the City was invited to submit the two applications for the second round of consideration.

Land redevelopment is critical to the stability and growth of Reading – and Hamilton County as a whole. Both the 3.49 acre site being proposed by the Public Library of Cincinnati and Hamilton County Branch Facility, and the 14.79 acre Nivision/Weiskopf site represent such development opportunities. EPA assessment funds would move these sites toward clean up, demolition and productive reuse.

HCDC has been actively involved in the redevelopment of the Library and Nivision/Weiskopf sites. The area is targeted for redevelopment as part of the Urban Land Assembly Program (ULAP), and earlier this year, along with the property owners, HCDC committed ULAP grant funds for a VAP-certified Phase I environmental site assessment on the Library site.

HCDC supports the City of Reading's effort to make redevelopment occur at the Library and Nivision/Weiskopf sites.

Sincerely,

David Main
President

CC: Harry Blanton, HCDC

ST. PAUL COMMANDERY NO. 59
KNIGHTS OF ST. JOHN

INCORPORATED UNDER THE LAWS OF NEW YORK
BY SPECIAL ACT PASSED MAY 6, 1886



READING, OHIO

*A Resolution of Support
for the Application and Funding for a
U.S. EPA Brownfields Assessment Grant
for various properties located within the
City of Reading, Ohio*

WHEREAS, the Knights of St. John and Ladies Auxiliary is an International organization, with local commanderies and auxiliaries located throughout the United States, including the City of Reading, Ohio, and

WHEREAS, the members of the Knights of St. John International and Ladies Auxiliary dedicate themselves to public service within their local communities, including charitable and outreach activities for that entire community, and

WHEREAS, those members of the local Knights of St. John International in the City of Reading, Ohio, are specifically active in the organization and support of events and activities annually with the City, such as the Taste of Reading, Educational Scholarships, Youth Sporting groups, Needy Family Programs, and the overall health of the future of the City of Reading through voluntary action by its members.


NOW THEREFORE BE IT RESOLVED BY THE MEMBERSHIP OF THE READING KNIGHTS OF ST. JOHN AND LADIES AUXILIARY,

SECTION 1: That the members recognize the need for the reclamation of various properties within the City of Reading which may have been contaminated by previous manufacturing activities on those sites, and

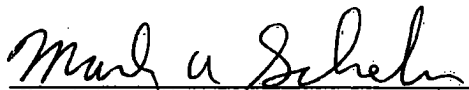
SECTION 2: That the members strongly urge the U.S. EPA to approve the City's application for funding through the U.S. EPA Brownfield Assessment Grant at the earliest possible date.

signed:

date: March 7, 2003.



Daniel Bronner, President



Mark Schehr, Secretary

Members:

PETE BRONNER

Jack Pilgrim

Ronald J. Eling

Wm. H. Hoot

Barbara Bolander

Patricia Speiner

Judy Pilgrim

Deise Vaske

Barbara Bronner

John H. Schmidt

James Krein

Geoffrey Miller

Earle B. Bolander

Timothy A. Bolander

Mark A. Schehr

Ken Hanna

Daniel R. Vaske

Tom Stickle

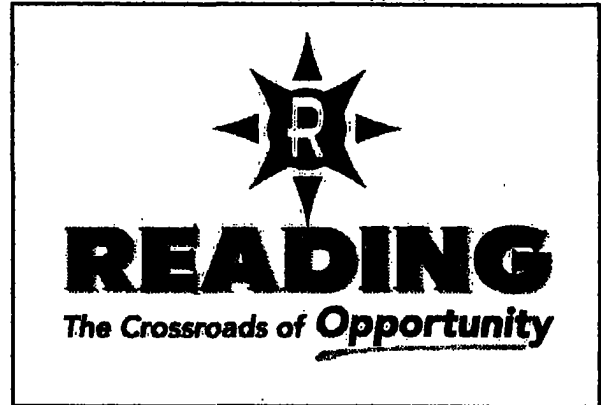
Ken Spiller

KEITH GERACI

Jim A. Pithon

Ken Vaske

Reading
Chamber of Commerce
"Our Success Reflects Your Support"



March 6, 2003

Mayor Earl Schmidt
City of Reading
1000 Market Street
Reading, Ohio 45215

Ref: EPA Brownfield Assessment Grants

Mayor;

We whole-heartedly support your efforts to obtain the grants for the EPA Brownfield Assessment funds. Of course, we have been working on the project to enlarge and relocate the library for some time. This appears to be another necessary step in the process. From a business perspective, a good library adds so much to the educational excellence and quality of life issues that directly affect the good source of employees here in Reading, not to mention the additional traffic it will provide our retail district. In addition, the property on the east side of the railroad at that location is extremely viable for expansion of the Life Science companies that will become the future of not only Reading but also the entire region.

I have attached with this note, a copy of a special meeting we called to demonstrate our support for these two grants. As usual, if there is anything else we as a Chamber can do to assist, please call me.

Sincerely,


Jim Stewart
President

Post Office Box 15164 – Reading, Ohio 45215
www.readingohiochamber.org

READING CHAMBER OF COMMERCE

TRUSTEE MEETING MINUTES – 3/5/03

Attendees: JDillon JEvers DFlege NMarshall
 JStewart BZinser

A special meeting of the Reading Chamber of Commerce Trustees was called on Wednesday, March 05, 2003. The trustees in attendance are listed above. The issue for discussion was two brownfield assessment grants (\$200,000 each) being sought by the City of Reading from the U.S. EPA. The grants are to be used to evaluate the properties of Viox and Nivison, east of Reading Road and the railroad tracks. Proposed use for the properties is to construct a new Reading branch of the Public Library of Cincinnati and Hamilton County; and for the future expansion and/or development by the Life Sciences companies, Patheon Pharmaceuticals Inc., Girindus America, and the U.C. Genome Institute located on the former Aventis Pharmaceuticals site south of the properties.

After review of the issue and discussion by the trustees, Jerry Evers introduced the following motion: **"The Reading Chamber of Commerce supports the effort of the City of Reading to obtain two U.S. EPA Brownfield Assessment Grants for the Viox and Nivison properties. The properties are to be used for a new Reading Branch of the Public Library of Cincinnati and Hamilton County, and by the Life Sciences Companies on the former Aventis site."** The motion was seconded by Nancy Marshall and unanimously approved by the trustees in attendance.

The next Trustee meeting will be at 9:00 AM, Thursday, March 20th, at Valley Central.

Reading Chamber of Commerce Board of Trustees – 2003

2001-2003

Bruce Beiser	Rohm and Haas	733-2179
Dave Flege	Valley Central Bank	821-3335
Nancy Marshall	Talk of the Town	563-8844
Scott Inskeep	Reading Community Schools	554-1800

2002-2004

Bonnie Rack	Rack Enterprises	563-2885
Patricia Lang	Patrica's Custom Cakes	733-3100
Jerry Evers	Fifth-Third Bank	821-8858
Bob Zinser	Patheon Pharmaceuticals	948-3184

2003-2005

Joe Dillon	Signal Office Supply	821-2280
Jim Stewart	General Tool Company	733-5500
Dave Brewer	Brewer Products, Inc	577-7200
Andy Butz	Electric Motor Technologies	821-9999

Trustee Listing – 2003

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E-mail: dbrewer@BrewerProducts.com

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Fax: 733-2276
E-mail: BRUCE_BEISER@ROHMHAAS.COM

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Talk of the Town
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563-8844 / 761-0344
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Scott Inskeep
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E-mail: sinskeep@readingschools.org

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FAX 733-5604
E-mail: jims@gentool.com

Jerry Evers
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Reading, Ohio 45215
821-8858
Fax: 821-8871
E-mail: jerry.evers@53.com

Bonnie Rack
Rack Enterprises
1506 Riesenburger Lane
Reading, Ohio 45215
563-2885



Reading Facility

Community Advisory Council

March 13, 2003

RE: Support for Funding for a U.S. EPA Brownfields Assessment Grant

Dear United States Environmental Protection Agency:

On behalf of the Rohm and Haas Reading Community Advisory Council (CAC), I strongly urge you to approve the City of Reading's application for grant funding through the U.S. EPA's Brownfield Assessment Grant program at the earliest possible date. Our CAC has been actively working to address the environmental, health and safety concerns of the residents in the City of Reading since 2001. There are more than 20 members on the CAC representing a cross section of the local community. Members include citizens, emergency responders, Rohm and Haas plant management, representatives from the City of Reading and Reading Community Schools, religious organizations, local business owners and healthcare fields.

The CAC members recognize the need for the reclamation of various properties within the City of Reading, which may have been contaminated by previous activities on those sites. The CAC membership strongly urges the U.S. EPA to award grant monies to the City of Reading so they may investigate the environmental conditions of the subject properties. If the properties are contaminated, we would like to see them remediated and redeveloped to positively serve the Reading community.

We understand you have many grant applications to review, but we hope you give the City of Reading's application your utmost consideration. We will be anxious to hear the U.S. EPA's decision regarding the application. If you have any questions about the support of the CAC, please feel free to call me at (513) 772-7903.

Sincerely,

A handwritten signature in cursive script that reads "Bethany Dale".

Bethany Dale
Facilitator



David E. Millhorn, Ph.D.

**Director, Genome Research Institute
Chairman, Department of Genome Science**

**University of Cincinnati Medical Center
231 Albert Sabin Way
PO Box 670505
Cincinnati, OH 45267-0505**

Phone (513) 558-5473

Fax (513) 558-5422

Email david.millhorn@uc.edu

March 12, 2003

**Earl Schmidt, Mayor
City of Reading
1000 Market Street
Reading, Ohio 45215**

Dear Mayor Schmidt,

The Genome Research Institute of the University of Cincinnati strongly supports the City of Reading's application for a U.S. EPA Brownfield's Assessment Grant to facilitate the creation of a 14.79 acres biotechnology site and a 3.05 acres site for the construction of a branch library in the City of Reading.

The Genome Research Institute is a new research activity for the University which will conduct cutting edge biomedical research. This will lead to greater understanding of disease and ultimately contribute to the development of preventative and treatment therapies. The Institute will occupy five laboratory and two office buildings which were donated to the University by Aventis Pharmaceuticals. The University is spending over forty million dollars to update these facilities and make them suitable for the planned research. In addition to the University of Cincinnati, the Genome Research Institute will house researchers from Children's Hospital Research Foundation, Wright State University, the Air Force Research Lab and Procter & Gamble Pharmaceuticals. In 2003 we will have about 150 people on site, growing to 400 over the next five years. In addition to new job creation, the Institute will generate potential for new businesses providing needed supplies and services to the Institute. Additionally, the Institute will have its own educational programs and an internship program for undergraduate and graduate students. We'd certainly expect families to move to this area.

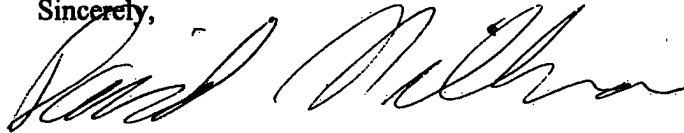
The availability of a large site next to the Genome Research Institute is a critical step in encouraging the formation of new biotechnology companies in Southwest Ohio. A next step will be the construction of suitable laboratory and office space. We anticipate the research at the Institute to lead to technologies and products which will require commercial space for further development and production. We see such a biotech industry park as a crucial element of encouraging the translation of new knowledge into commercial products. This has been demonstrated in other U.S. and International locations which have or are creating high technology centers.

The new library will benefit the Institute directly by providing information. Although the scientific literature needed by researchers will likely come through the University, a general purpose library is of significant value for its information on the societal benefits of health care research, for Management and business literature and for newspapers and periodicals. The students at the Institute will also benefit from the Library for its resources and as a quiet place to access printed and on-line information and to study. We expect families to move to the Reading area as a result of the location of the Genome Research Institute. New people to the area will benefit from a Library that serves their families and that makes it a more desirable place to live. Reading's proximity to several interstates will make the Library available to people from a large portion of Southwest Ohio.

Page 2
March 12, 2003

We hope you will give strong consideration to providing this grant to the City of Reading.

Sincerely,

A handwritten signature in black ink, appearing to read "David E. Millhorn". The signature is fluid and cursive, with the first name "David" being more prominent and the last name "Millhorn" following in a similar style.

David E. Millhorn, Ph.D.
Director, Genome Research Institute
Professor and Chairman, Department of Genome Science



Reading Career Firefighters Local 3717

1000 Market St. • Reading, Ohio 45215

Phone (513)733-5537 • Fax (513)733-5226

March 12, 2003

United States Environmental Protection Association

RE: Support for funding for a US EPA Brownfields Assessment Grant

The Reading Career Firefighters Association; IAFF Local 3717 is an organization which represents 14 career members of the City of Reading Fire Department. ALL 14 members are also RESIDENTS of the City of Reading. These members are career firefighters that provide for the fire and life safety of the residents and visitors to the community of Reading, Ohio. The Reading Career Firefighters Association takes great pride in assisting local groups and charities in their endeavors. What could be more important to a community than the ability to have a facility that provides the resources to ALL members of the community and surrounding communities than a Public Library?

The Reading Career Firefighters Association recognizes the importance of the reclamation process for various properties within the City of Reading that may have been contaminated by previous manufacturing activities on those properties. Without the assistance of the US EPA Brownfield Assessment Grant, some of these properties may never be developed or used to their potential to make the community a better place to live and work.

The membership of this organization strongly urges the United States Environmental Protection Association to grant the City of Reading's application for grant funding via the US EPA Brownfield Assessment Grant at the earliest date possible so the properties may better serve the community as a whole.

Respectfully,

Daniel C. Kunkel

President

Reading Career Firefighters Association

IAFF Local 3717

BOARD OF EDUCATION OFFICE
PHONE (513) 554-1800
FAX (513) 483-6754



1301 BONNELL AVENUE
READING, OHIO 45215

Reading Community Schools

March 10, 2003

Earl Schmidt, Mayor
City of Reading
1000 Market Street,
Reading, Ohio 45215

Dear Mayor Schmidt:

I was pleased to hear that the City of Reading's pre-applications for U.S. EPA Brownfield Assessments funds to conduct VAP-certified Phase II studies on the 3.49 acre Viox/CIC site and the Nivison Weiskopf site were reviewed, and that the City has been invited to submit formal applications on both projects.

The Reading Community City Schools Board of Education passed a resolution at the December 4, 2002 meeting supporting the City's efforts to obtain U.S. EPA funds to conduct environmental studies on the above two sites. The ultimate goal is to attract a new branch library to the 3.49 acre Viox/CIC site and to expand Reading's emerging biotechnology center on the contiguous 14.79 acre Nivison Weiskopf property. I would like to reiterate the Board's strong support for both projects which are required to pave the way for the adaptive reuse of the properties with a branch library and biotechnology firms.

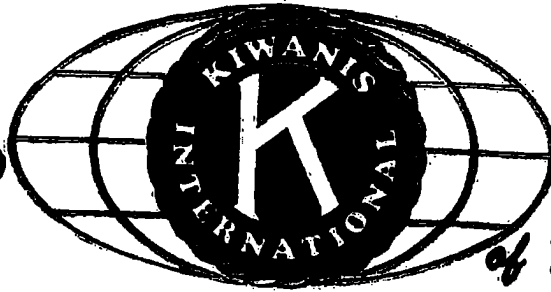
Students and educators in the Reading Community City Schools frequently use the Reading Branch Public Library for research, casual reading and access to knowledge. Unfortunately, the existing library facility is small and overcrowded. The proposed expansion on the Viox/CIC site will ensure the retention of the library in Reading and provide much needed additional capacity for our students and teachers.

The City's proposal to conduct environmental testing on the 14.79 acre Nivison Weiskopf site will help facilitate the adaptive reuse of the property for expansion of Reading's biotechnology businesses. This too will provide benefit to the schools by adding to the property tax base which is the source of the majority of our operating income.

I commend the City of Reading on their efforts to secure U.S. EPA Brownfields Assessment Grants to help facilitate the construction of a regional branch library in the City of Reading and to attract additional businesses. Please let me know if I can assist you and your staff in these efforts.

Sincerely,

L. Scott Inskeep
Superintendent.

kiwanis club*of Reading, Ohio*

February 5, 2003

United States Environmental Protection Association

RE: Support for Funding for a U.S. EPA Brownfields Assessment Grant

Kiwanis is a thriving International organization of men and women dedicated to serving the children of the world and improving the quality of life worldwide. Kiwanis International has clubs located across the United States, including the City of Reading. The members of the Reading Kiwanis take great *Pride Through Humble Service* with a major emphasis making *Young Children Priority One*. The club supports many charitable and outreach activities that impact the entire community.

The membership of the Reading Kiwanis recognizes the need for the reclamation of various properties within the City of Reading which may have been contaminated by previous manufacturing activities on those sites. The membership strongly urges the U.S. Environmental Protection Association to grant the City's application for grant funding through the U.S. EPA Brownfield Assessment Grant at the earliest possible date so that these properties might better serve the Reading community.

Ruth Bush, President

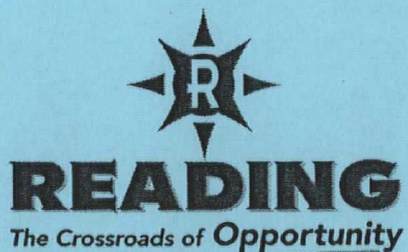
Tom Pennkamp, Secretary

MAILING ADDRESS:

Attachment G

Community Involvement in the Final/Step 2 Proposal

- March 5, 2003 *Valley Courier* Public Notice of the Public Meeting on the Step 2 Proposal
- March 12, 2003 Cincinnati Enquirer Article on the Step Two Public Meeting
- Sign-Out Sheets for the Review of the Initial and Draft Step 2 Proposal placed in the Reading Public Library and also at City Hall (reviewed by approximately 60 residents)
- Sign-in Sheet from the City Council's special meeting for the public hearing on the Step 2 Proposal, March 11, 2003, (which includes 7 residents)



The city of Reading has moved a step closer to expanding bio-tech growth opportunities as well as quality-of-life opportunities for residents. The U.S. Environmental Protection Agency has invited the city to apply for brownfield assessment grants to begin the environmental assessment of two sites east of Reading Road. These assessments are the first step to help pave the way for the development of a new branch of the Public Library of Cincinnati and Hamilton County as well as expansion of an already thriving bio-tech campus.

"We are extremely excited to be invited to submit this grant request," said Reading Mayor Earl Schmidt. "These are prime parcels that are currently underused, and the assessment of these sites is a critical step in moving forward on the opportunity these parcels represent."

The adjacent sites at 8740 Reading Road and 601 Third Street had been used by the Nivison Weiskopf Co. to manufacture corrugated boxes and glass between the early 1900s and 1980s. Currently, Viox Services Inc. and other commercial and industrial companies are using the properties for storage.

The 3.05-acre Viox Services Inc. site at 8740 Reading is targeted for the construction of a \$3.2 million, 12,000-square-foot branch library. The larger 14.79-acre Nivison Weiskopf Co. site is situated between the library site and Reading's bio-tech campus, which includes manufacturers Patheon Pharmaceuticals, Inc. and Girindus and the UC Genome Research Institute, part of Gov. Bob Taft's Third Frontier initiative. An expansion of the bio-tech campus would deliver additional skilled manufacturing and research and development jobs.

Reading already has received approval of its pre-application for the two \$200,000 grants, which would be used to pay for the assessment of potential petroleum and hazardous wastes on the sites. After the assessments are complete, Reading can apply for a Clean Ohio Revitalization Fund Grant to pay for acquisition, demolition and remediation if necessary at one or both sites.

Grant proceeds would also be used to sponsor a community outreach program to inform the public about the proposed environmental assessment projects. Mayor Schmidt noted that the Reading City

Council, Reading Community Schools and Reading residents and businesses — through a petition drive, resolutions and letters of support, and a public meeting — supported the proposed environmental assessment projects and pre-application.

To keep the public involved in the final grant application process, the City of Reading will hold an open public meeting to discuss the application on March 11, 2003 at 7:30 p.m. in Reading Council Chambers located at 1000 Market Street, Reading, Ohio. "Public input is critical to the success of our application and proposed projects," stated Mayor Schmidt. A copy of the City's application for funding is available for public review at the Hamilton County Public Library, Reading Branch, located at 9001 Reading Road. The public should contact Tim Hoerst, Safety Service Director for the City of Reading, at 513-733-3725 with any questions.

The Reading Democratic Club meeting will be held March 13 at the Knights of St. John Hall in Reading. The guest speaker will be Fire Chief Kevin Kaiser. His topic is timely: Homeland Security. Take time to be informed on this subject. This would be a great time to meet the great Democratic slate of candidates for the upcoming election in November: Ward 1 — Lee Roth; Ward 2 — Shawn Trapp; Ward 3 — Kevin Parker (the incumbent); Ward 4 — Chuck Carnevale; At-Large — Marcy Plotz, Kevin Dallas and Russ Wulf (also an incumbent and seeking an at-large position); Law Director — Dave Pflanz, Auditor — Doug Sand (incumbent); and for Mayor — Jim Pfennig.

They will be having Reuben sandwiches for all who are Irish or are Irish on St. Patrick's Day, plus snacks and beverages. Their last meeting was held on February 13 and they had over 40 members and guests attend. They enjoyed a great program presented by Charles Howard about the Cincinnati Museum Center. The program was informative, a lot of facts and figures. They have four different museums and the Omnimax Theater under one roof. Some upcoming events are: The Civil War, St. Peter and the Vatican, plus others. Now showing at the Omnimax, exploring underwater coral reefs, which is beautiful to see. Some notes from Reader's

Reading

Pat Lapple • 761-8884

Digest: God so loved the world that he didn't send a committee! Miracle drugs to way back, Moses had two tablets that could cure the world.

Remember the 13th. Mark if for the Democratic Club Meeting.

Ever since September 11, 2001, we've had to adjust our lives and try to protect the safety of the people of this great country in a way that is so foreign to the relaxed and comfortable manner that we've all taken so far granted before then. Even during the second World War, we never really lost the secure feeling that surrounded our lives here in the U.S.A. Certainly, we worried about our loved ones who were serving overseas to keep our freedom and continue our security here, but we actually experienced very little sacrifices ourselves. I remember that we used things a little more sparingly, like shoes which we had to take better care of. Families were only allowed to purchase one pair per member per year. We actually had ration coupons for shoes. We also had tokens that we had to use along with money to make sure that we weren't hoarding items such as sugar and meat. We recycled lard and used bacon grease in its place because the used lard was sent to the government for military use. I was only nine years old when that war began, so I have no idea what they used the left over lard for, but the point I'm trying to make is, that we were never really in harm's way here in the USA and our sacrifices were few. That was also at the time of the great depression, so you were used to saving everything. And people didn't look at these practices as sacrifices anyway. Everyone was willing to do whatever was necessary while we were at war. Besides, during the depression, you just didn't throw anything away that was still usable.

But now, I get really aggravated when I hear people making fun of the plastic sheeting and duct tape that the Homeland Security Department has recommended people stock up on as a protective device. It's really nothing original or a new method of protection. Our fire department issued a pamphlet a couple of years ago called "Shelter-in-Place" which promoted this very thing.

Of course, at that time, it was to protect us from hazardous spills, or toxic fumes that may be emitted into the atmosphere because of train derailments with tank cars that may be carrying such liquids. Wrecked trucks could also expose us to this.

"Shelter-in-Place" also recommended each household keep a good supply of bottled water, non perishable foods, candles, batteries and blankets, which is also part of the Homeland Security plan. I fail to see any humor in joking about this. I'll bet all those who are criticizing it now or making political sneers about it, will be the first ones to cry if the terrorists ever do succeed with contaminating our air with chemical or biological warfare.

It wasn't considered a joke when environmentalists or fire departments recommended it. Why should it be a joke, when it may be more of a reality now, than ever before? To me, it is just common sense. It's a shame that some people don't seem to have an ounce of common sense. So be it! I'm continuing my emergency measures so I'll be in good shape if I ever need it.

And shopping for the supplies that I continue to recycle would sure be a lot more pleasant if I didn't have to sweep 3 or 4 inches of snow off my car every morning before I use it. I am totally sick of winter. I'm eagerly awaiting a nice sunny day, with birds singing in the trees and little spurts of green fuzz on the branches that will soon, I hope, transform into leaves.

The snow is beautiful when it first falls, but now we are stuck with the dirty piles of old snow that's turning black from the slush splashed all over it. I want it all to just melt away. Today the snow is ugly and I'm tired of looking at it, tired of trying to walk in it and tired of feeling the cold air and the disgust that accompanies it. So please, snow, just go away.

The Reading High School Class of 1958 is planning a 45th reunion and they are in need of addresses or other information about the following classmates, Evelyn (Blackstone) Chaney, Betty (Chaney) Hummel, John Kessen, Joyce (Hart) Mitchell and Cathy (Price) Mire. If any of you readers

have any information that would help the committee find their old classmates, please call Gail (McClure) Stacey at 554-0324. The reunion will be on Saturday, July 12, 2003 at the Evesdale Shelter House.

Many thanks to Wally Hagedorn, husband of Mrs. Joyce Hagedorn who taught at Reading Elementary School for a good many years. He treated the committee members who worked on the last RHS combined reunion, to lunch at Sorrento's on Tuesday, February 25. As always, we enjoyed the good food from Sorrento's.

It was really nice for us all to get together again just for social purposes and not because we had to have a working meeting.

The committee who originated the idea for the combined reunion for all RHS graduates of fifty or more years, have decided it's time to turn these duties over to another group. Joyce (Page) Utrecht and her husband Jerry have graciously accepted the challenge. They will need a lot of help and I hope you will all be willing when or if they call on you. This has been a grand experience and a really good idea, so it should be continued.

Thanks again, Wally, from all who enjoyed the lovely dinner at Sorrento's.

That was so very nice of you.

Happy Birthday to my grandson Charlie Scheff, who will be 7 on March 4 and to my daughter Melanie, who will celebrate her birthday, on March 6. I wouldn't dare tell how old she is as I do want to continue our good Mother/Daughter relationship.

Happy Anniversary to Shirley and Butz Kretschmar who will be celebrating their 50th on March 7.

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HELP

Wednesday, March 12, 2003

Grants would clean up brownfield

By Susan Vela
The Cincinnati Enquirer

READING - This Hamilton County city stuck in a struggling industrial valley needs federal and state dollars before its economy can diversify and attract sophisticated development, city officials said.

They stressed the importance of receiving two \$200,000 grants from the U.S. Environmental Protection Agency at a Tuesday hearing before Council.

Linda Fitzgerald, the city's economic development consultant, said an 18-acre brownfield along Reading Road would lie dormant unless the city applied for the grants.

"We are in an industrial valley. Unless you do it this way, you will not be eligible for the remediation funds. We either do nothing ... or we start taking baby steps. (This way) at least we're moving forward," she said.

The two grant applications would be to assess the contamination on a 3.5-acre parcel that fronts Reading Road and 14.8 acres behind it. The property has been used for commercial and industrial purposes for more than a century.

The grant applications will be submitted in the next two weeks, but city administrators will not learn until the end of the year whether or not Reading made the cut. Reading will be competing with more than 900 communities nationwide. The city will be one of 13 Ohio applicants.

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If they receive the grants, they then will conduct lab tests and groundwater samplings to discern whether the property is polluted with PCBs and petroleum.

E-mail svela@enquirer.com

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- U.S. Files Charg Enron Execs
- Bayer Faces U.S Shareholder Lav

SPORTS NEWS

- St. John's Shoc Notre Dame
- Masters Protest Denied
- White Sox Playe Refuse Drug Te
- Release of Jays Tapes Sought
- Mesa Being Pro Commissioner
- Deneriaz Beats I In Downhill
- FIFA Chief Douk Cup Expansion
- NFL Asks Eight Resign
- Players Sue to / Georgia in Plays
- Mario Austin to Mississippi St.